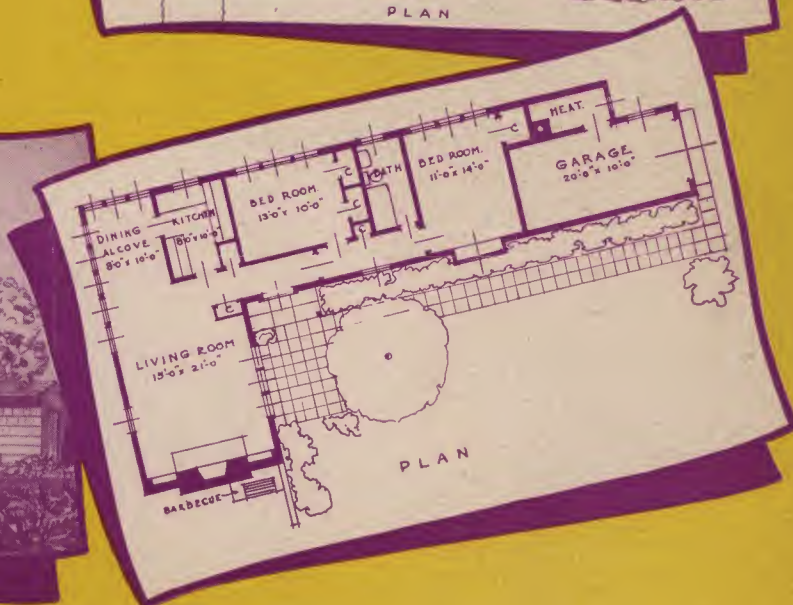
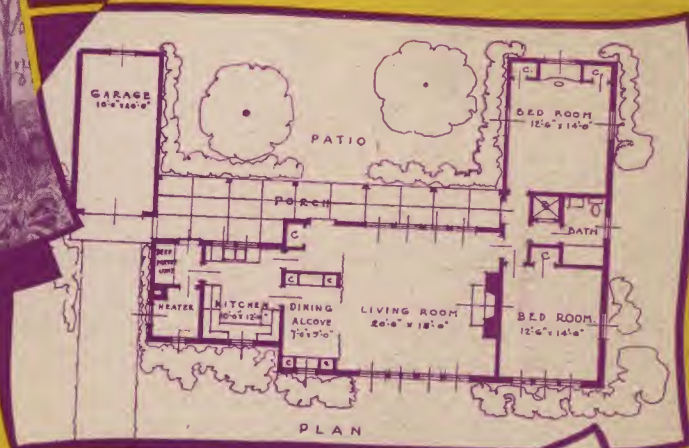


# *Newest Plans of* **RANCH HOUSES** **FARM BUILDINGS, MOTELS ETC.**



**50¢**

**AUTHENTIC PUBLICATIONS, INC.**



# PLANS FOR YOUR NEW HOUSE

**For each of the houses included in this book, there is available a complete set of plans which includes:**

Blueprints on the scale of one-quarter inch to the foot (universally used by architects and builders) of every floor; elevations; and details on a larger scale of special items such as fireplaces and built-in features with specifications incorporated on the plans.

**Complete set of blueprints . . . . . \$15.00**

**Duplicate set of blueprints . . . . . \$ 5.00**

(The prices of blueprints for farm buildings and motels appear on pages 32 to 47.)

**FOR CONVENIENCE IN ORDERING, USE FORM BELOW**

---

AUTHENTIC PUBLICATIONS, INC., 145 West 57th Street, New York 19, N. Y.

I am enclosing \$....., for which kindly send me the blueprints checked below:

Complete set of blueprints  
(with specifications incorporated as indicated above).....\$15.00 For House No.....

Duplicate set of blueprints.....\$ 5.00 Name of House.....

Name.....  
(please print)

Address.....

City.....Zone.....State.....

# **Newest Plans of RANCH HOUSES FARM BUILDINGS MOTELS**

Setting forth the best points of the true ranch house, the efficiency of modern farm buildings, and up-to-date features of motels.

---

All the Drawings Necessary for the Planning  
of Your House or Buildings are Included.

## **C O N T E N T S**

	PAGE
Illustrations and Descriptions of Ranch Houses.....	2-29
Building Program Guide, including Costs and Budget, Financing, etc. ....	30-31
Illustrations and Descriptions of Farm House and Buildings.....	32-43
Illustrations and Descriptions of Motels.....	44-47
Other Authentic Publications.....	48

---

*Copyright MCML by the Publishers*

**AUTHENTIC PUBLICATIONS, INC.**

**145 West 57th Street**

**New York 19, N. Y.**



## 523 MUSTANG

A true ranch type house which may be constructed on a rather narrow plot of ground and still afford the maximum of privacy, this house should appeal to those who wish to build a ranch house, but who are forced to live in a community where small lots are the rule.

This house has been planned with the garage entrance near the street and the living room far enough back so that privacy is attained. There is also a pleasant prospect in either direction, across the patio in the front or towards the gardens in the rear.

Moreover, the house may be reversed in plan to take advantage of the sun according to the orientation of the site. The large glass doors in the living room open on to a paved terrace on the patio side, and also towards the garden in case one wishes to build a dining terrace on that side later on.

The house, as planned, has solid stone concrete footings which are carried down to a point below the frost line. The foundation walls are built up of high strength concrete block, which are laid up in Portland cement mortar and filled solid under every concentrated load point.

The superstructure of the building is of frame construction, as shown, but could be constructed of masonry if desired. The floor framing is of sturdy Douglas fir or spruce of structural grade, with substantial cross bridging in each span to provide a good, solid floor that will not vibrate or sag.

The walls are framed with 2" x 4" fir studs, sheathed with tongue and groove sheathing, and covered with heavy water-proof sheathing paper before the exterior

wall covering of shingles and "board and batten" sheathing are applied.

The roof is framed with fir or spruce rafters, sheathed and papered, and then covered with a slate surfaced, roll roofing, or with shingles as desired.

Exterior trim may be either pine painted, or red wood left natural color. The windows for this house may be either the conventional double hung sash or casements. Either type will appear very satisfactory with this design. The large glass doors, opening from the living room and the dining alcove to the outside, are regular stock pattern glazed doors which are readily obtainable anywhere.

The fireplace and chimney are constructed of local field stone, with hard burned terracotta flue linings and built-in cast iron dampers.

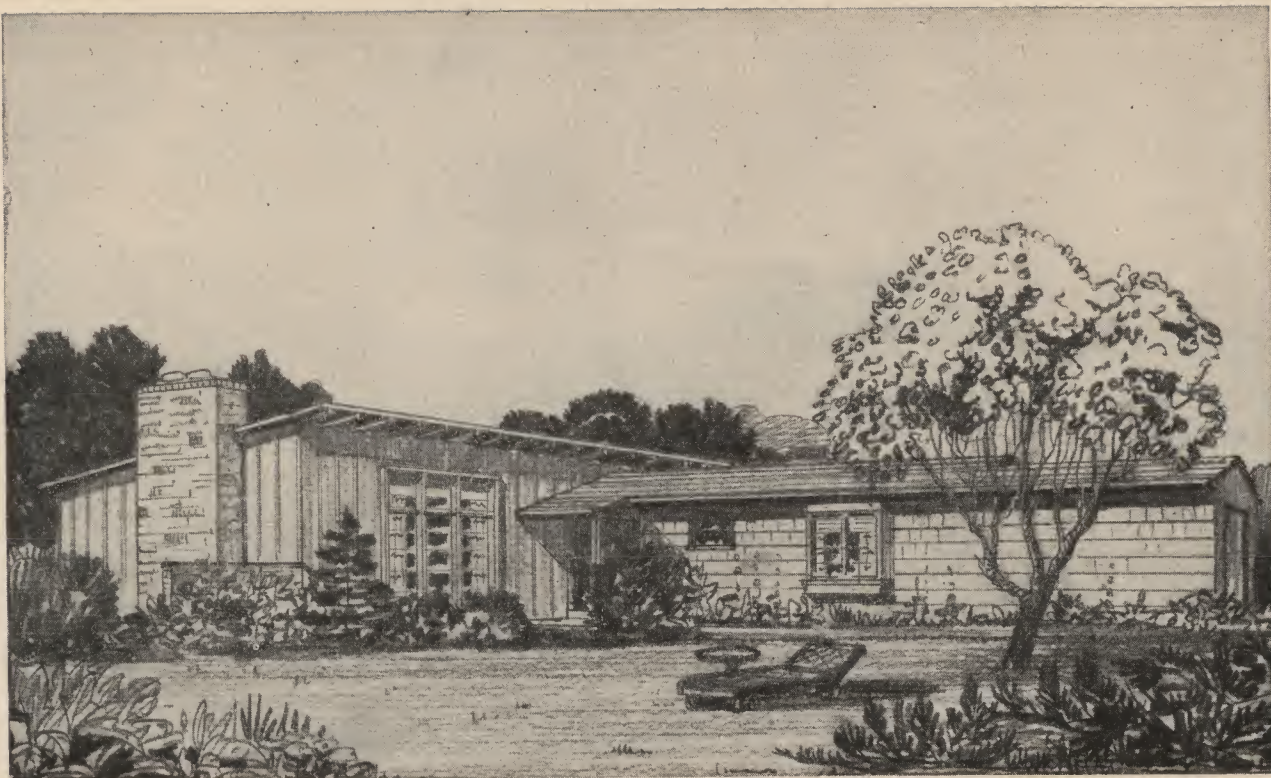
Terraces and walks are constructed of pre-cast, colored concrete slabs laid in a sand bed, and may be rearranged to give a variety, in layout, or to afford space for planting.

All inside walls and ceilings, except the two ends of the living room, are plastered three coats on heavy metal lath. All of the ceilings and roof slopes are insulated with 4" thick mineral wool insulation.

The heater is located in its own room adjacent to the garage. The heating system should be a gas or oil fired, steam or hot water system as desired.

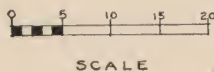
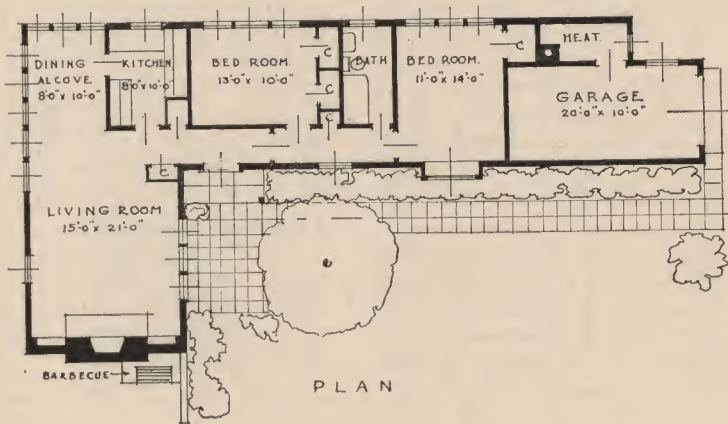
The finish floors of the living room and the dining alcove are random width oak planking, and the rest of the floors are of the standard width oak. The kitchen has a linoleum or asphalt tile floor, and the bath has a tile floor, base and 6'-0" high tile wainscot.



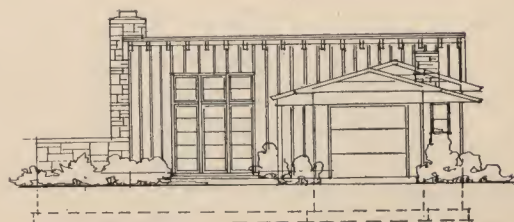


523 MUSTANG—18,131 cubic feet including living room, dining alcove, kitchen, two bedrooms, bath, garage and heating room.

Complete working plans (with specifications incorporated on the plans) \$15.00  
Duplicate Set ..... 5.00



SECTION



ELEVATION



## 525 FARGO

Reminiscent of the early ranch houses, this house, all on one floor, with its central living room and protected patio, fruit trees and terrace, is truly livable. Moreover, it may be very easily expanded to provide additional sleeping space, without sacrificing any of its charming simplicity.

As shown here, this house is of wood frame construction, but is adaptable to the use of brick, brick veneer, stone, concrete block or stucco. The heater room may be attached to the end of the living room, as shown, or moved over to the side of the garage.

The footings for this house are of poured stone concrete and extend below the frost level. The foundation walls are of high test concrete block, laid up in Portland cement mortar. The chimney is built of hard burned common brick, with terra-cotta flue linings, and the fireplace has a hearth and facing of dressed stone.

It may be noted that the fireplace is of ample size, and if one wished, a cast iron heatilator could be installed to take the chill from the living room on the days when the heating system is not needed but there is a nip in the air.

The frame of this house is all of good, sound fir or of spruce. All floor joists are cross bridged for stiffness and the roof rafters are of ample size to take any load that might be put on them, without sagging.

The exterior walls are first sheathed with tongue and groove sheathing, then covered with heavy waterproof paper, after which the exterior siding and shingles are applied. Wide cedar or red wood siding has been shown for the exterior walls, but shingles or vertical boarding could be used instead.

The roof may be shingled with either wood, slate or asbestos shingles according to preference.

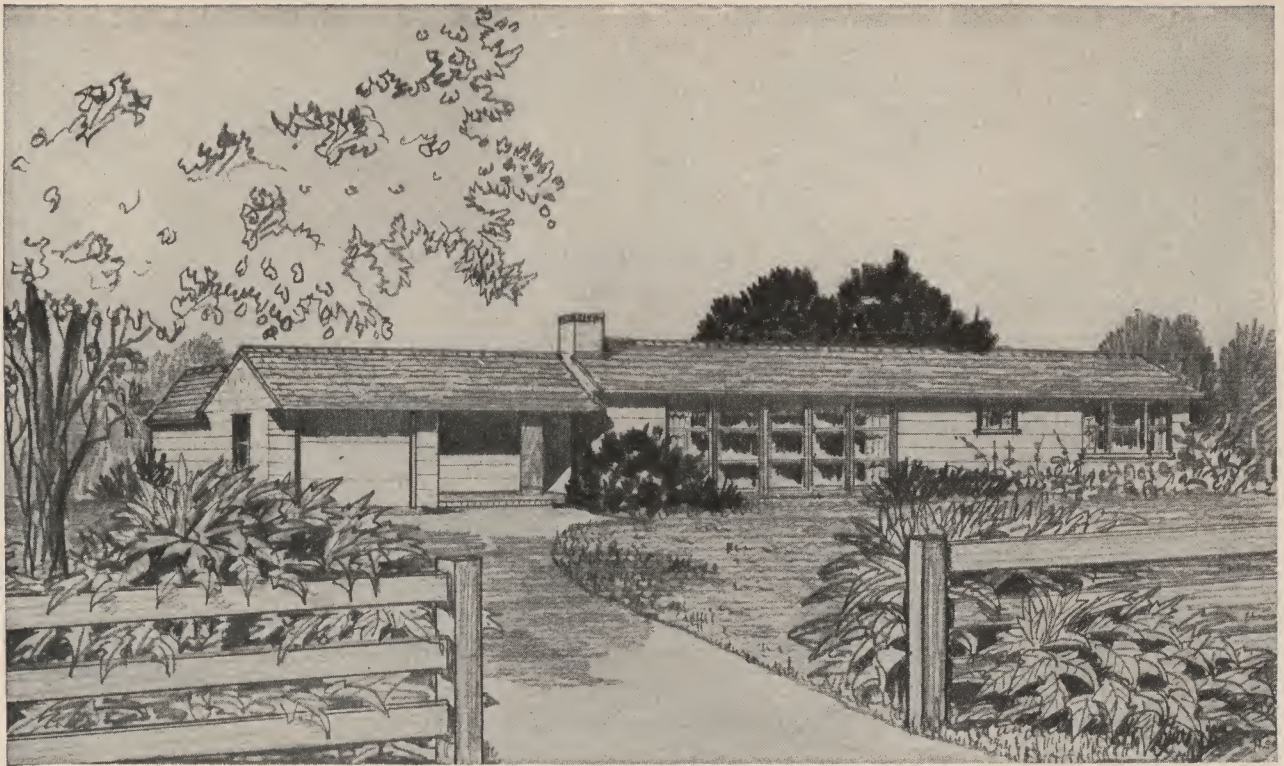
All exterior trim, including doors, windows, soffits and overhangs, is of pine painted to contrast with the color of the wall covering.

All interior walls and ceilings are plastered three coats on heavy metal lath, except heater room, garage, shop and ceiling of the porch which are plastered with cement plaster. All interior trim is of pine to paint. Interior doors are flush, stock pattern, either painted or left natural as desired.

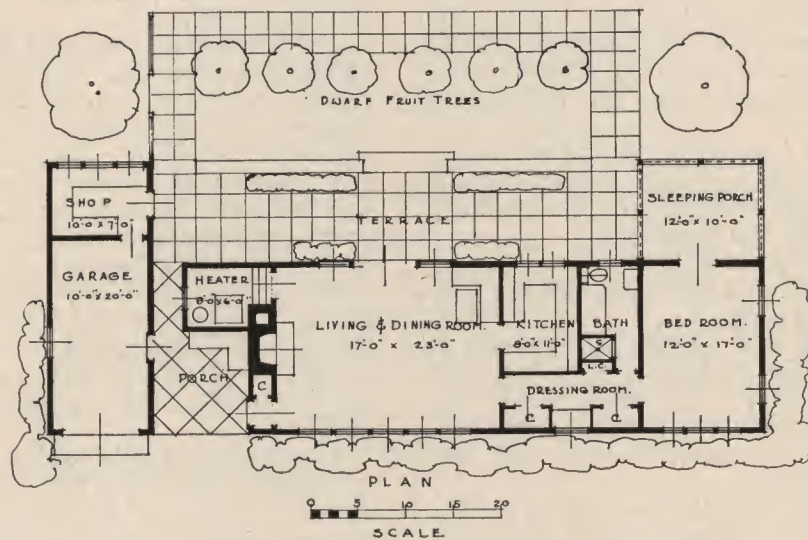
Finish floors are all standard, narrow face tongue and groove white oak, except in the kitchen and bath. The kitchen floor may be either linoleum or asphalt tile, while the bath has a tile floor, base and 6'-0" high tile wainscot. The shower is tiled full height, and has a glass shower door.

Practically any type of heating system will work in this house, but for convenience, the boiler or heater should be oil or gas fired, thus eliminating the bother of shoveling coal or removing ashes.

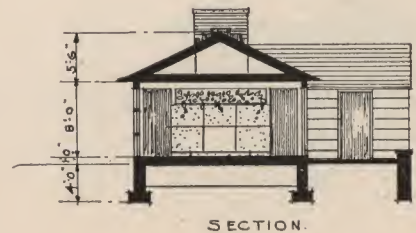
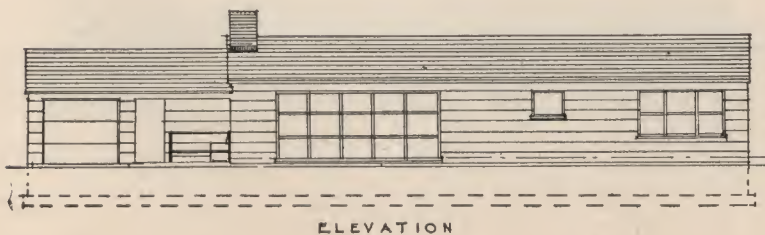




525 FARGO—24,060 cubic feet including living and dining room, kitchen, dressing room, bedroom, sleeping porch, heater room, porch and garage.



Complete working plans (with specifications incorporated on the plans) \$15.00  
 Duplicate Set ..... 5.00





## 526 SUNSET

This house has what might be called a double exposure, affording the occupants a pleasant view in two directions, without sacrificing privacy or circulation. The house has been planned with flexibility in mind. It may be reversed from left to right, or the whole plan reversed so that the entrance porch is on the opposite side, to fit any site condition.

As shown by the accompanying sketches, the house design has been executed in concrete block with a stucco exterior, and a touch of plywood siding to vary the front, but it could very well be built of stone, brick, brick veneer, or all frame construction with a variety of exterior wall coverings such as shingles, siding or vertical boarding.

The footings are of poured stone concrete as required by most building codes. The foundation walls are of high test concrete block or of poured concrete, whichever is most economical in a given locality.

Should one wish to build this house above grade with concrete block and stucco, the block used should be load bearing strength blocks, 8" thick, laid up in Portland cement mortar and stuccoed by an experienced mechanic.

The chimney is constructed of hard burned common brick, with terra-cotta flue linings for all flues, cast iron flue rings, also a cast iron damper for the fireplace.

All framing members are of fir or spruce, structural grade, and all floor joists are cross bridged for strength.

The exterior wall of the kitchen and all roof surfaces are diagonally sheathed with tongue and groove sheathing, and then covered with heavy waterproof sheathing paper, before the exterior wall and roof covering is applied.

The exterior of the kitchen wall is covered with striated waterproof plywood siding. The roof is shingled, using slate, wood or asbestos

shingles, according to preference.

The exterior trim of this house is of clear white pine painted, and the vertically sheathed gable ends are red wood left natural color, and given a coat of clear preservative.

Windows and frames are all stock pattern, readily obtained from any local dealer. The windows shown are metal casement type, set in wood sub frames. The large glazed doors in the living room are stock doors, and all are operative so that the entire room can be opened in summer if desired.

All roof slopes and ceilings are insulated with 4" thick mineral wool insulation. Interior walls and ceilings are plastered three coats on heavy metal lath, or if one wished, the walls could be covered with some kind of wall board, but in any case, it is wise to plaster the ceilings.

Interior trim is stock pattern pine painted. Finish flooring except in bath and kitchen, is selected, clear white oak laid over heavy deafening felt.

The kitchen has an asphalt tile floor with contrasting field and border. The bath has a ceramic tile floor, a glazed tile base, and 6'-0" high tile wainscot, while the shower is tiled full height, and has a glass shower door.

There is ample space in the cellar to contain not only the heating plant, but a hobby room or recreation room, and if desired, a cold room with a freezing compartment.

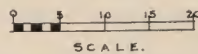
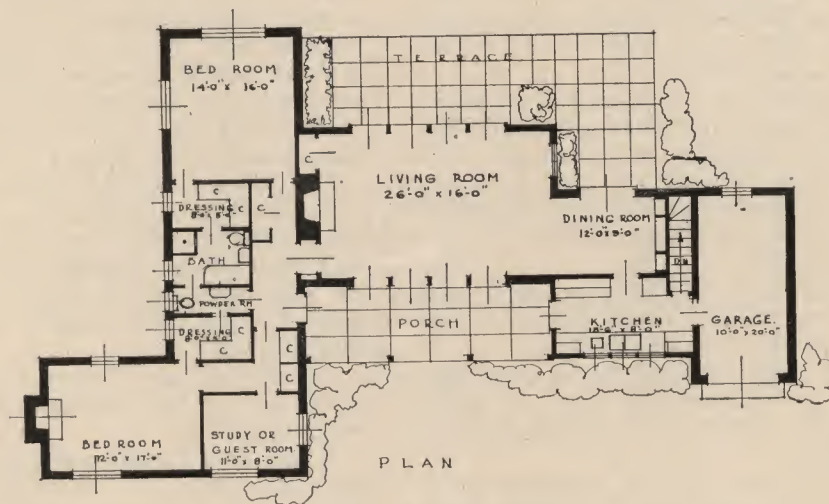
The terrace and the porch floors are of colored concrete, marked off into a pattern. The terrace slabs could be cast individually so that they might be moved about for variety or to provide separate planting spaces for shrubs.

The recommended heating system for this building is a gas or oil fired, hot water system with convectors or fin type radiators, but if desired, either steam or a vapor system will function well.

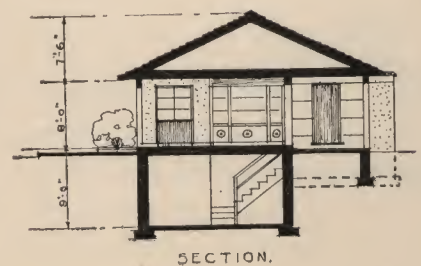
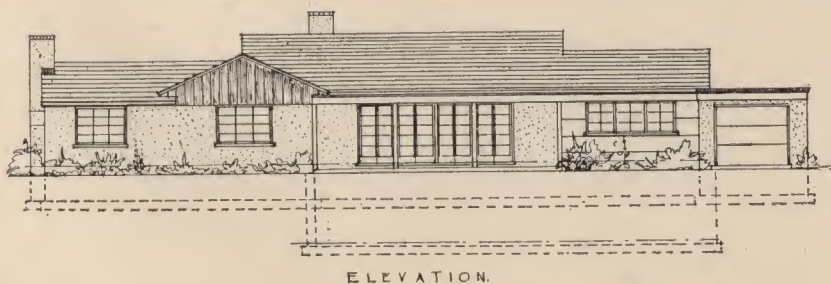




526 SUNSET—41,258 cubic feet including living room, dining room, kitchen, two bedrooms, two dressing rooms, bath, powder room, study, garage and cellar.



Complete working plans (with specifications incorporated on the plans) \$15.00  
Duplicate Set ..... 5.00





## 527 NUGGET

A nugget indeed! Small, compact, easy to build, but containing all essentials needed for gracious living by the average family, this house has been planned to give the maximum amount of living in the smallest possible area, but with the thought of future expansion if desired.

The patio is shielded by the garage and bedroom wings to give privacy for outdoor living. It is, in fact, an outdoor living room with a sheltering porch for protection from sun and rain.

It will be noted that all service and working areas are grouped near the entrance and garage, separated from the bedroom wing by the large, airy, central living room, thus cutting down unnecessary travel, and assuring the occupants of the house of the maximum liveability, and privacy. The central living room has large glass doors on both the front and the rear to give excellent light and air.

The footings of this house are of poured stone concrete, as required by most building codes, and the foundation walls are of high test concrete block filled with solid concrete at all load bearing points.

The superstructure is of frame construction. All framing members are of ample size, and are either Douglas fir or spruce. The floor joists and the rafters are all cross bridged for strength, and all sheathing and roof boards are applied diagonally to further brace the structure.

Heavy waterproof sheathing paper is used on all exterior roof and wall surfaces before the siding and shingles are installed.

It may be noted at this point that this house could be constructed also of brick, brick veneer or stone, or a combination of these materials.

The roofing in our sketch is shown to be wood shingles, but one may use either slate or asbestos shingles with equally good results.

The exterior walls are covered with wide

waterproof siding on the main part of the house, and with vertical boarding on the kitchen wing and garage.

Both of the chimneys are constructed of hard burned common brick, laid up in Portland cement mortar, and have terra-cotta flue linings. The fireplace has a built-in cast iron damper.

All flashings are of copper and all exterior doors and windows have copper pans and head flashings to prevent leaks at these vulnerable points.

Exterior trim is of clear white pine painted. Windows and doors are stock pattern. Windows are the double hung type with the sash hung on sash balances for easy operation.

All roofs and sloping ceilings are well insulated, with 4" thick mineral wool insulation to conserve fuel and to keep out summer heat. More and more home owners have come to appreciate the value of a deep freezer, and we have provided space for one in this house near the service entrance and kitchen.

All interior walls and ceilings are plastered. Interior trim is all stock pattern, pine trim painted, except the special dining alcove cabinets which are special detail, built-in cabinets.

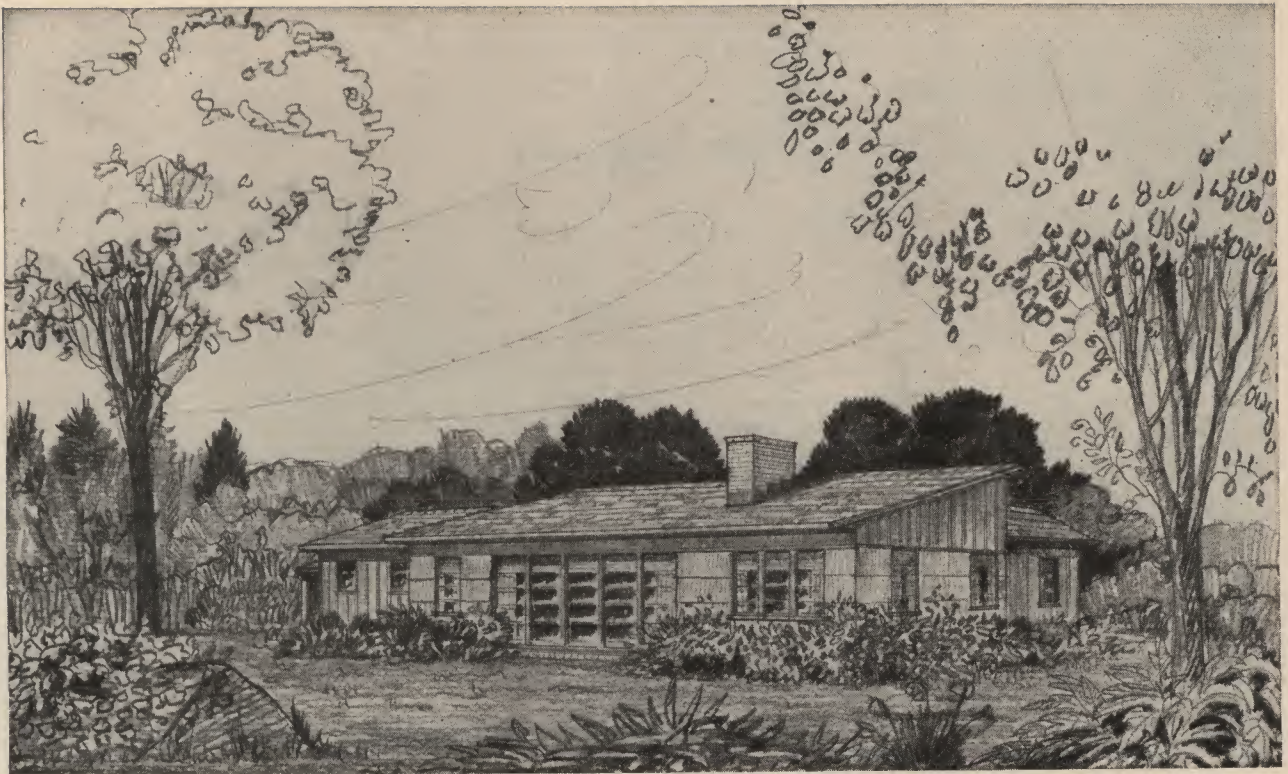
Finish floors in the living room, dining alcove, and bedrooms are of oak or maple.

The kitchen has an asphalt tile floor with a contrasting border, also stock pattern; metal cabinets and stainless steel sink. The bath room has a ceramic tile floor, a glazed tile base, and a 6'-0" high tile wainscot. The shower is tiled full height, and has a glass shower door.

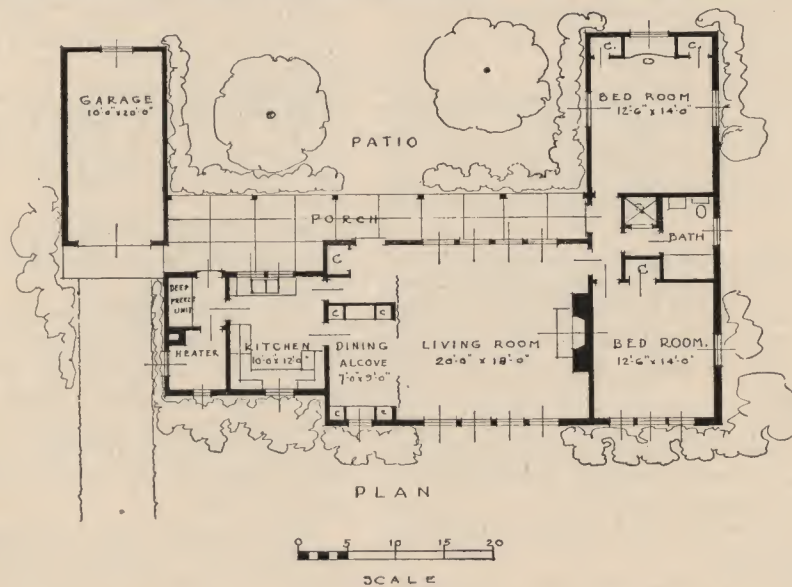
The garage and heater room floors are of concrete, and the ceilings are covered with cement plaster.

A gas or oil fired recirculating, warm air heating system is recommended for this house, with a complete system of supply and return ducts to and from all areas.

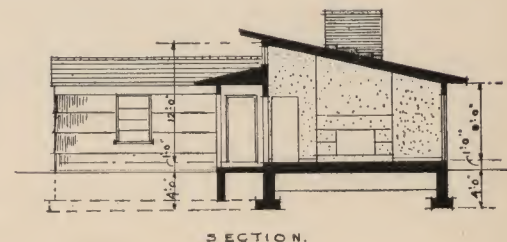
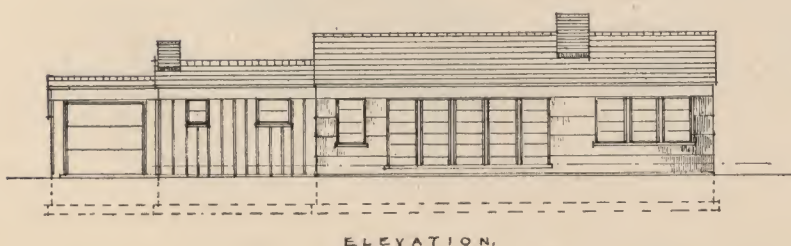




527 NUGGET—20,816 cubic feet including living room, dining alcove, kitchen, heater room, two bedrooms, bath, porch and garage.



Complete working plans (with specifications incorporated on the plans) \$15.00  
 Duplicate Set ..... 5.00





## 528 PRESIDIO

"Presidio," with its enclosed patio, low, overhanging timbered eaves and connecting porch, is typical of the ranch houses built by the early settlers of Monterey; in other words, an authentic type. We have taken this prototype and incorporated in it all of the modern necessities required for gracious living as demanded today.

While it is a distinct western type, the house has been so planned that it may be built in any part of the country. Circulation has been arranged to provide ideal working and living areas, properly segregated and related.

The plan is such that it may be set in any one of four directions to fit it to any given site orientation, and is capable of later expansion if desired.

The construction of this house is simple and it may be erected quickly. The footings, which are of poured stone concrete, extend only below frost line except at the cellar portion where they are located below the cellar floor. The foundation walls are either high test concrete block or poured concrete, whichever is the more economical in the locality in which the house is built.

The chimneys are constructed of local field stone where exposed, and of hard burned common brick where concealed. The flue linings are all of terra-cotta. The fireplace, of course, has a built-in cast iron throat and damper.

As shown in the sketch, the superstructure of the house is of frame construction which is generally the most economical to build. However, if one wished, the house may be built of brick, brick veneer, stone, or concrete block and stucco.

The framework of the house is all Douglas fir or spruce. The floor joists and rafters are sturdy, and are cross bridged for stiffness. The walls are framed with 2" x 4" studs, placed 16" on centers, with double studding around all openings.

The exterior walls and roof are sheathed with tongue and groove sheathing, covered with heavy waterproof building paper, and then with the siding material. The exterior

siding shown is wide, waterproof, resin-bonded plywood applied with copper nails. At each joint an insert is used to give a deep shadow line which accents the low horizontal lines of the design.

The roof is covered with heavy butt, red wood or cedar shakes, over 30-lb. roofing felt. The ridge is capped with a "Boston Ridge" of the same material. Exterior trim is all of clear white pine painted. The windows shown are of the casement type and may be either wood or metal, but the regular double hung sash, preferred by many, can be used if desired.

All ceilings are fully insulated with four inches of mineral wool insulation to conserve heat in winter and to retard the infiltration of summer heat. Flashings are of copper, and all exterior doors and windows have copper pans and head flashings to prevent leaks at these points.

Interior walls and ceilings are plastered three coats over heavy metal lath. In the main house, the plaster finish is what is commonly known as "sand finish," while the ceilings of the cellar and garage have a cement plaster finish.

Inside trim is pine, stock pattern, painted. Finish flooring in the living room and dining alcove is random width oak planking, and in the bedrooms, standard, narrow width oak flooring.

The kitchen is equipped with stock metal cabinets and has an asphalt tile floor, enamel walls and trim.

The bath room, of course, has a ceramic tile floor and a glazed, colored tile wainscot, 6'-0" high. The built-in shower stall is tiled full height, and has a glass shower door.

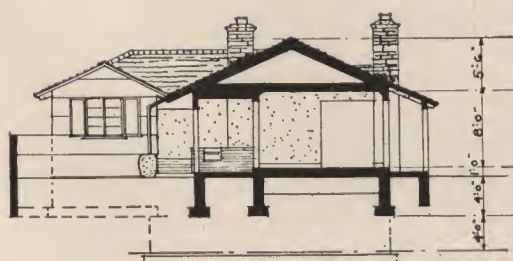
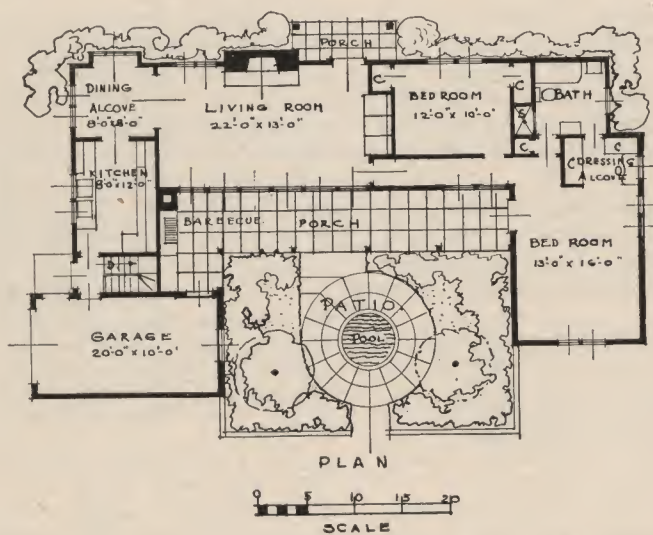
Both porches are paved with quarry tiles, and the paving around the patio pool is of stone flagging. The pool itself has a facing of colored tile.

The heating plant is located in the cellar and may be a gas or oil fired, steam or hot water system, or if one prefers, a recirculating, warm air system with a complete supply and return duct for each area.





528 PRESIDIO—28,786 cubic feet including living room, dining alcove, kitchen, two bedrooms, dressing alcove, bath, porch, garage and cellar.



SECTION.



FRONT ELEVATION.

Complete working plans (with specifications incorporated on the plans) \$15.00  
Duplicate Set ..... 5.00



## 529 ELDORADO

Containing two master bedrooms, sleeping porch, and a maid's suite, in addition to the regular living and service areas, this very small ranch house has much to recommend it. The building is simple and easy to erect. It is easy to maintain due to its low height and one floor plan, and has been designed to give the maximum of living value for the money spent.

The plan may be set in any one of four directions to fit a given site orientation. Service areas have been segregated at one end of the house and sleeping quarters at the other, with the large living room, lighted on two sides, in the center.

The patio is paved with precast colored large bank of glass doors which may be opened in the summer so that the two areas may be freely used together. The kitchen also has a door opening directly to the patio terrace for easy serving of outdoor meals.

Having no cellar, the footings, of poured stone concrete are located just below frost line, saving considerable expense for deep excavations. The foundation walls to the grade line are of high test concrete block, laid up in Portland cement mortar.

The chimney, containing the fireplace and the heater flue, is built of hard burned common brick with terra-cotta flue linings. The fireplace is faced with local field stone and has a stone hearth, also a built-in cast iron throat and damper.

The patio wall is constructed of concrete concrete slabs which are movable, so that the owner may vary the form of the terrace at will, and also provide space for plants in addition to that shown.

The patio side of the living room has a block and covered with rough textured stucco.

The building, as shown, is of frame construction, but could just as well be built of brick, brick veneer, stone or concrete block, although this would increase the cost.

All framing members are of ample size and are either spruce or Douglas fir. Due to the one room deep plan, it is possible to use single lengths of joists to span the floors, thus saving considerable waste of materials and labor.

All joists are cross bridged, twice in each span, for added stiffness and the sills are anchor bolted to the foundation. No structural steel is required for this building.

Sheathing, roof boards and under flooring are all tongue and groove, and are applied diagonally. Walls are covered with heavy waterproof paper before the siding is installed, and the roof is covered with 30-lb. waterproof roofing felt before the shingles are put on.

The exterior wall covering is wide pine or red wood siding, applied over the paper with copper nails. The roofing material is hand split, heavy butt, cedar or red wood shingles.

All ceilings are thoroughly insulated with four inches of mineral wool for fuel saving and to keep out the heat of the summer sun.

Exterior trim is all clear white pine painted, including the soffits of the overhangs and the vertical boarding on the gable ends. Windows are stock pattern, double hung windows, and are equipped with sash balances and weatherstrips.

All interior walls and ceilings are plastered with three coats of plaster over heavy metal lath. Finish flooring, except in the baths and kitchen, is regular narrow width oak or maple, tongue and groove, end matched, stock.

The interior trim is stock pattern pine painted, and flush veneer doors are used throughout the house. The kitchen is equipped with stock metal cabinets, including a stainless steel sink. The kitchen floor is either linoleum or asphalt tile as desired.

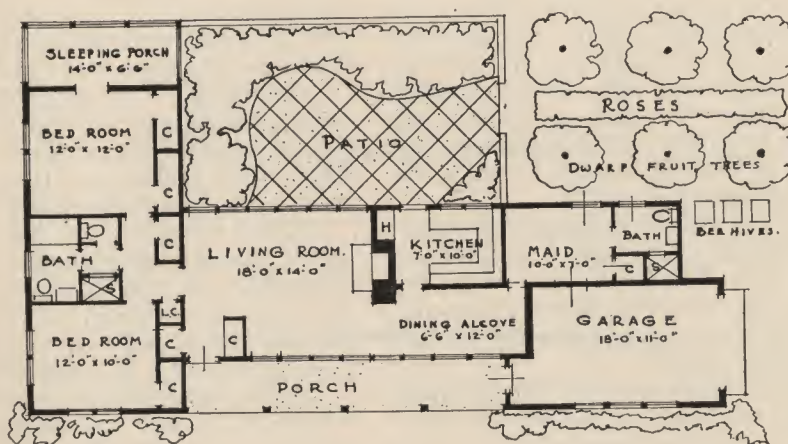
Both bath rooms are tiled with ceramic tile floors, glazed tile wainscots, tile cove bases and trim. The shower in the master bath has tiling full height and a glass shower door. The master bath also has been planned for dual usage, which is very convenient at times.

For the heating, there is a gas or oil fired, high efficiency type hot water boiler, small and compact enough, to fit in the little niche in the kitchen. This modern high efficiency unit, not only supplies the heat for the house, but the domestic hot water as well.

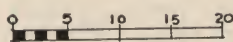




529 ELDORADO—23,620 cubic feet including living room, dining alcove, kitchen, maid's room, maid's bath, two bedrooms, bath, sleeping porch and garage.

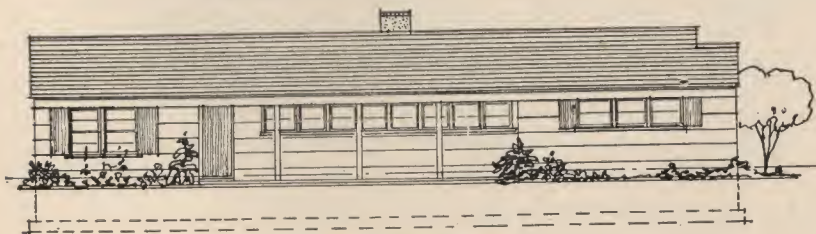


PLAN

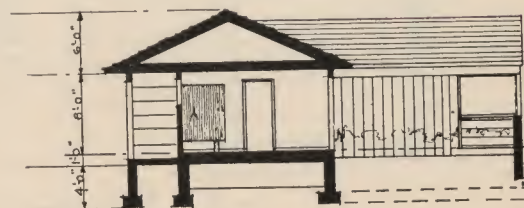


SCALE

Complete working plans (with specifications incorporated on the plans) \$15.00  
Duplicate Set ..... 5.00



FRONT ELEVATION



SECTION



## 530 GOMEZ

Distinctly modern, but still retaining the age old flavor of the original ranch homes. One of the things which has come down through the ages, since the first real ranch homes were established, is the fact that while these homes were constructed primarily to house the owners and their retainers, a guest was never turned away. He was accepted and welcomed, and there was an old custom of always having in the guest room a purse with money, just in case the guest needed it. When he left, he was always provided with provisions, a bottle of wine and a horse if he required it.

Modern society does not require or expect us to go that far but it is always gracious to be able to provide for the unexpected guest. "Gomez" has facilities for the guest, but without too much sacrifice, as a study or quiet activity room is always a very welcome addition to any house, and if it is so arranged that it may be turned instantly into a guest room, so much the better.

In this house, one will find many good features: there is a spacious living room which is the focal point of family life; at one hand, the service and dining features are grouped close to the entrance and transportation; at the other hand, the family sleeping quarters; all three of these elements are grouped about a private outdoor center—the terrace, which is closely related to both the living and the dining areas.

Construction of this low rambling structure is comparatively easy, and therefore its cost should be low. The footings, except for the cellar area, are only 4'-0" below grade and are of poured concrete as required by practically all building codes.

The foundation walls are laid up to grade line with high test concrete blocks for economy, although if stone is cheap in the locality, they could be built of that material.

As designed, this house is built of a combination of local field stone and frame construction, but this can be varied to use brick or block if desired. The framing members are all good, sound Douglas fir or spruce. Studs for the wall construction are 2" x 4",

set 16" apart, with double studding around all openings. Floor joists are all bridged for stiffness.

The inside surface of the stone walls is painted with a damp proof compound and then furred with 1" x 2" furring strips to prevent the possibility of moisture coming through the wall.

The chimney is built of hard burned, water struck, common brick, and topped out with field stone to match the walls. The flue linings are all terra-cotta, and the fireplace, which has a built-in cast iron damper, is faced with large quarry tiles and has a raised hearth.

Except for the stone portion, the exterior walls are sheathed with tongue and groove sheathing applied diagonally, and then covered with heavy waterproof paper before the siding is applied. The siding shown is wide waterproof, striated plywood, applied to the sheathing with copper nails.

The roof is covered with heavy butt, cedar shakes over 30-lb. roofing felt, and has "Boston" hips and ridges of the same material. Exterior trim is all of clear white pine painted, and the sash are metal casements set in wood sub frames weatherstripped, and have copper pans and head flashings.

The inside walls and ceilings are all plastered with three coats of plaster applied over heavy metal lath, except for the porch ceilings, cellar ceiling and the garage which have two coats of cement plaster.

Finish floors except the kitchen, toilet and bath, are of selected red oak, tongue and grooved, and end matched. The kitchen has an asphalt tile floor, and the bath and toilet are furnished with ceramic tile floors, glazed tile bases, and 6'-0" high glazed tile wainscots.

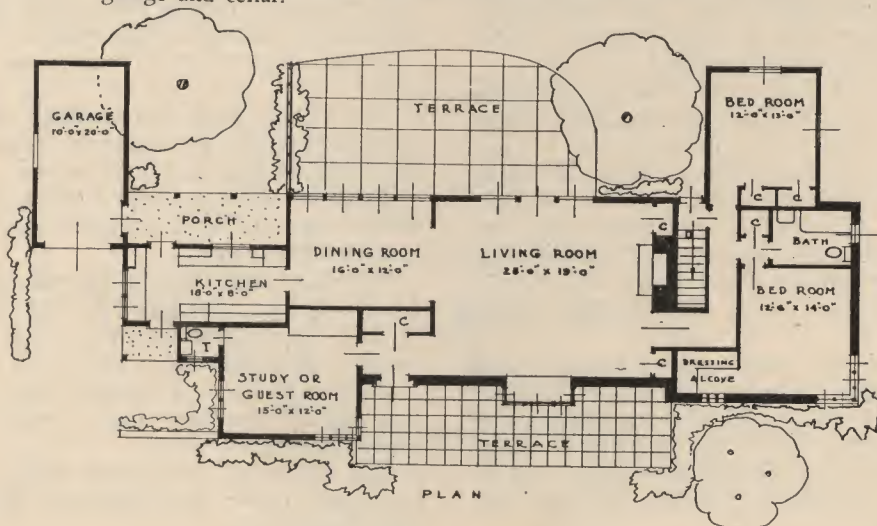
Inside trim is clear white pine painted throughout, and the doors are stock, flush veneer type, of birch painted or stained as desired.

The heating plant is located in the cellar. Practically any type of heating system may be used in this house, but it is recommended for sake of economy that a gas or oil fired vapor system be used.

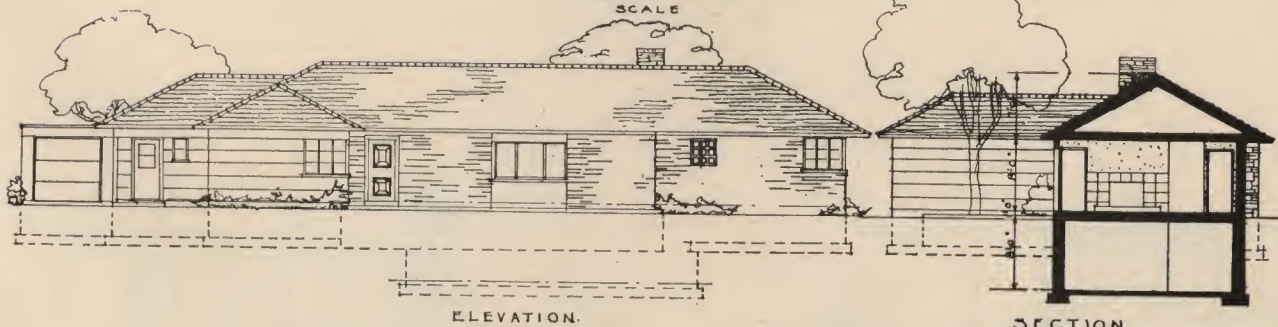




530 GOMEZ—43,148 cubic feet including living room, dining room, study, toilet, kitchen, porch, two bedrooms, dressing alcove, bath, garage and cellar.



0 5 10 15 20  
SCALE



Complete working plans (with specifications incorporated on the plans) \$15.00  
Duplicate Set ..... 5.00



## 532 ACORN

"Great oaks from little acorns grow." Everyone remembers this quotation, and many of us, especially the young couple, must plant our own acorns and watch our oaks grow. That is why we have designed this little, modern ranch house with all the later expansions worked out.

Even though the first unit is quite small and compact, it will sleep four persons in an emergency, and because of its low height and compact plan, can be erected very cheaply. Simple, easily obtained materials are used in such a way that very little cutting or waste is involved.

The plan may also be set in any direction to fit it to a given site orientation.

The construction of the building is very simple. The footings, which are of poured concrete, are only 4'-0" below finished grade to save on excavation costs. The foundation walls are constructed of good concrete block, set in Portland cement mortar.

The balance of the house or superstructure is of frame except for the two field stone piers at the front of the living room.

With the exception of the mullions between the large glazed doors and the porch columns (which are structural members and are either cypress or red wood), all framing is of Douglas fir or spruce. Wall studs are 2" x 4" set 16" on centers, with double studs at all openings.

Floor joists and roof rafters are Douglas fir, cross bridged twice in each span. Exterior walls and roof are sheathed with tongue and groove sheathing applied diagonally for added strength. Over the sheathing heavy waterproof paper is applied, and then the wall and roof covering.

The exterior wall covering is resin-bonded,

waterproof, striated plywood applied horizontally, with an insert strip at each overlapping joint to give a deep shadow.

The roof has copper edge strips and a 5-ply felt and asphalt roof which carries a twenty year guarantee.

The chimney is constructed of hard burned common brick, laid up in cement mortar, with terra-cotta flue linings. The fireplace has a built-in heater which may be used in the fall to take off the chill before the main heater is turned on.

This heater incidentally is one of the new, compact, high efficiency units supplying both the heat and hot water, and is located in the kitchen beside the chimney.

All ceilings throughout are plastered three coats on heavy metal lath, but the walls are dry construction, using textured plywood in the living and dining room, and plaster board painted or papered, elsewhere.

Finish floors are of tongue and groove red oak.

The entire roof is insulated with mineral wool insulation to conserve fuel and retard the heat of the sun in summer.

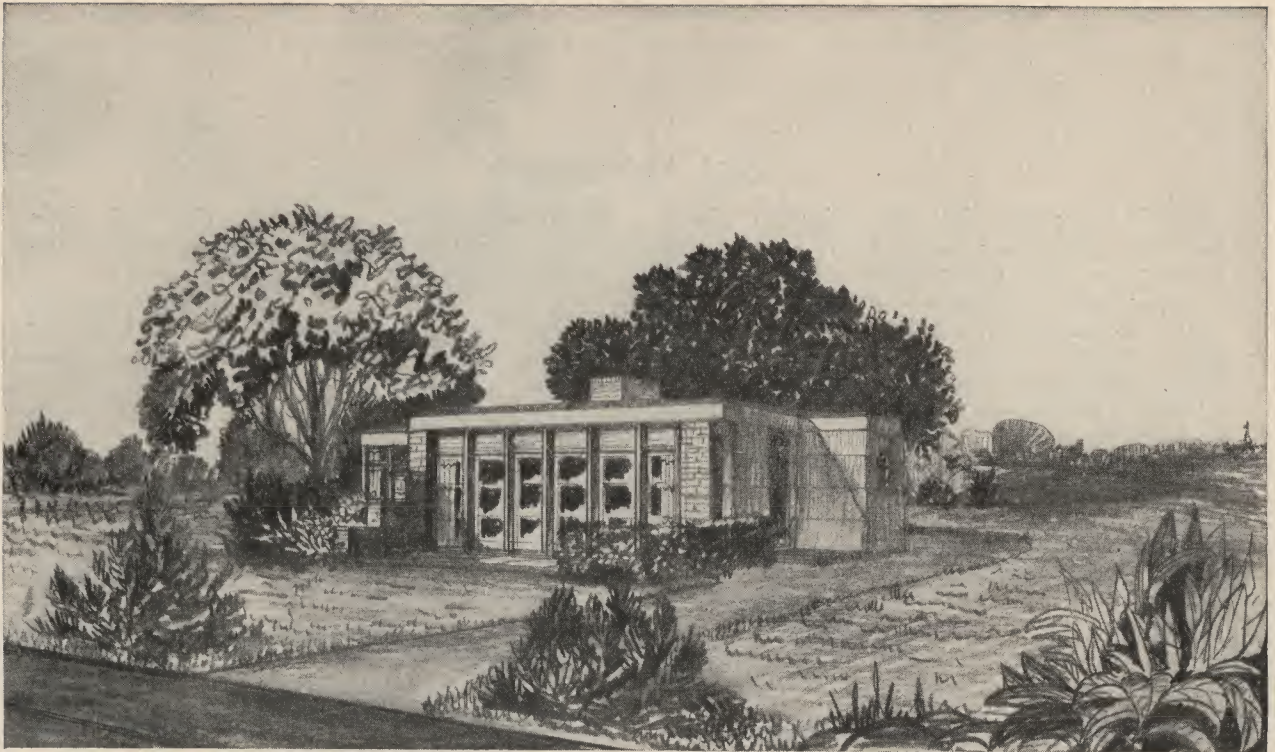
Exterior trim is all of cypress or red wood, which may be wire brushed and antiqued in a silver-gray tone.

Windows and frames are all stock pattern, double hung, except for the large glass doors in the living and dining room, which are readily obtained from any local dealer.

Flashings are of copper and all exterior doors and windows have copper pans and head flashings.

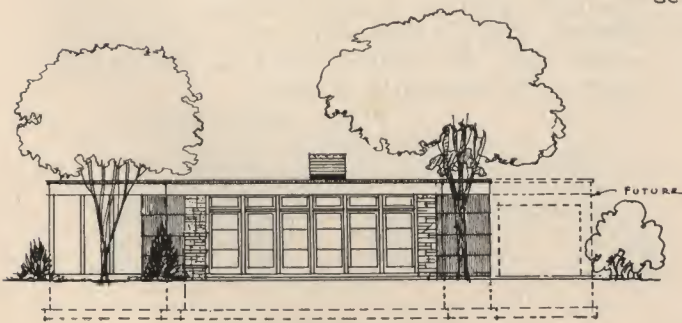
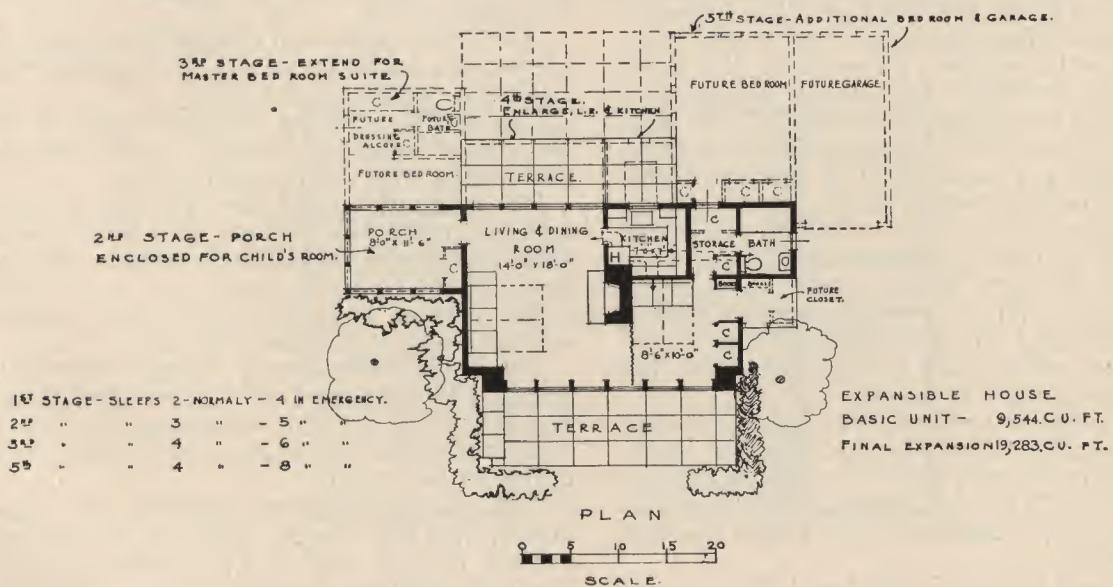
The terraces are paved with colored concrete, as shown, but bluestone flagging could be substituted.



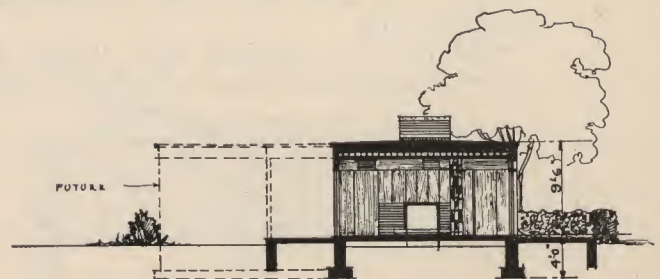


532 ACORN—9,544 cubic feet including living and dining room.  
kitchen, storage room, bath and porch.

Complete working plans (with specifications incorporated on the plans) \$15.00  
Duplicate Set ..... 5.00



ELEVATION—BASIC UNIT.



SECTION—BASIC UNIT.



## 533 MACHADO

Much the same plan was followed wherever the Spanish settlers built their ranch houses, and even today, after all these years, it is difficult to improve on the idea. Of course climate has an important influence, but no matter where we go, north or south, east or west, an arrangement of rooms around a private garden or patio is appealing to all. And while primarily a summer gathering place, in winter the patio may be a stage with a beautiful setting to be enjoyed in comfort from within. This is the theme around which we have planned this ranch house.

The glass enclosed loggia not only serves as a connecting corridor, but actually provides additional living space within the house, and at the same time serves as an amalgamating influence between the inside and the outside.

The arrangement of rooms is unique, well planned, to provide seclusion and privacy where most needed, without sacrificing one bit of spaciousness.

The entrance, garage and service areas are easily accessible from the street, and are separated from the quiet sleeping areas by the large living area opening on to the patio.

With all the rooms on one floor, low eaves line, and compact, this house is simple to build and economical to maintain. The footings are of poured concrete while the foundation walls are constructed of concrete block, laid in Portland cement mortar. As this house is designed to use either a hot water radiant heating system or a recirculating warm air system, the first floor is a concrete slab laid on a porous fill of crushed stone, and has a waterproofing course at the floor line. No excavation, other than that required for the foundation walls, is needed.

The exterior walls of this house are constructed of 8" load bearing, concrete block, covered with stucco on the outside and furred with 1" x 2" furring strips on the inside to insure against moisture penetration through the walls.

The roof is framed with heavy fir or spruce rafters, with sawn ends, which project under the eaves line.

The roof is sheathed with tongue and groove sheathing, covered with heavy water-

proof sheathing paper or felt, and then shingled with heavy, split shakes nailed with copper nails.

The exterior trim, shutters, window frames and soffits of overhangs is of red wood or cypress left natural color and given a coat of clear preservative.

The window sash are wood or metal casements set in wood sub-frames weather-stripped, and have copper pans and head flashings.

Both chimneys are constructed of hard burned, waterstruck common brick, laid up in cement mortar, and have terra-cotta flue linings and terra-cotta chimney pots.

The fireplace, which has a raised hearth, is faced with brick and tile and has a built-in cast iron throat and damper.

The lobby, loggia, and patio are paved with colored concrete marked off in squares and waxed. The patio wall is built of concrete block and covered with stucco to match the house. The wall coping is red terra-cotta tile.

All ceilings and slopes are thoroughly insulated with 4" thick mineral wool insulation to conserve fuel.

All interior walls and ceilings are plastered three coats on heavy metal lath, the final coat having a textured sand finish.

The interior trim for this house is red wood or cypress stained as desired, or left natural and coated with clear preservative.

The floors of the living room, dining room and bed rooms are carpeted with wall to wall carpeting, and asphalt tile flooring is used in the kitchen and maid's room.

The kitchen is equipped with stock metal cabinets, and a stainless steel sink.

The baths each have a ceramic tile floor, glazed tile base, and 6'-0" high glazed tile wainscot. The curtain separating the living room from the loggia runs on a track concealed in the ceiling.

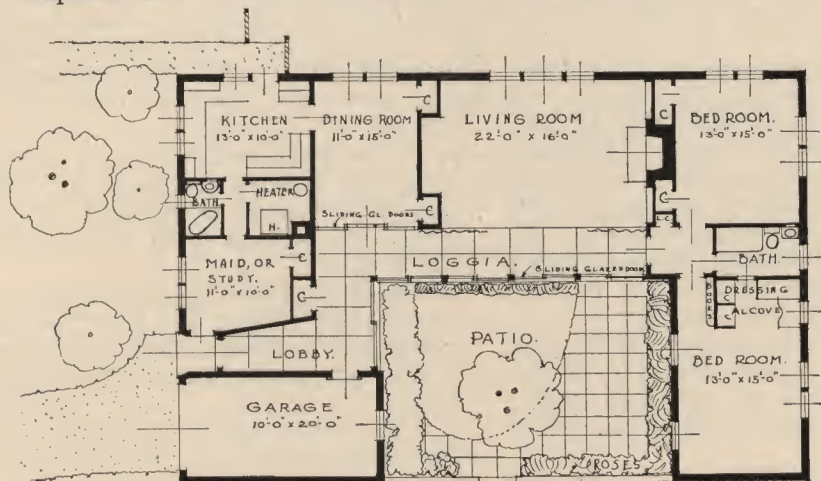
Two optional heating systems are suggested for this house, either a hot water radiant heating system with copper coils in the floor slab or a recirculating warm air system, with all duct work run overhead. In either case, the heater would be gas or oil fired, with automatic controls.



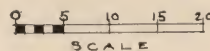


533 MACHADO—18,480 cubic feet including living room, dining room, kitchen, heater room, maid's room, maid's bath, loggia, two bedrooms, bath, dressing alcove and garage.

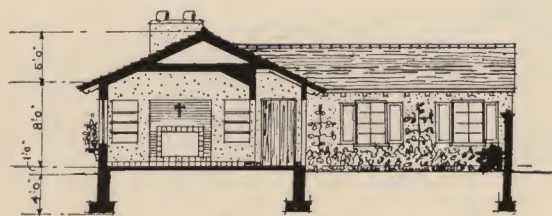
Complete working plans (with specifications incorporated on the plans) \$15.00  
Duplicate Set ..... 5.00



PLAN



FRONT ELEVATION



SECTION



## 534 VALLEJO

Here is a compact, two wing ranch house, simple in character and easily constructed, which has within its walls all of the essential requirements for gracious living, properly integrated and planned to save work and to provide the maximum of comfort and privacy.

Its angular plan allows the planning of the service elements at one end of the main wing, separated by the corner living room from the sleeping rooms in the other wing.

The entrance, shielded from the elements by the recessed porch, is centrally located and approached through the garden in the space between the wings.

While the house shown in the accompanying sketches is designed to be built of frame construction with a brick garage, it could very well be done in brick, brick veneer, stone or concrete block with equally good results, cost being the only factor.

The footings are all of poured stone concrete as required by most building codes, while the cellar and foundation walls are constructed of high strength concrete block up to the grade line.

The garage and porch have concrete floors, as shown, but one could pave the porch with stone at a slight additional cost. The chimney, which contains the heater flue and fireplace, is built of hard burned common brick, laid up in cement mortar, and is topped out with stone. The flue linings are terra-cotta. The fireplace has a wood mantel and is equipped with a cast iron throat and damper. The facing and outer hearth are of marble.

The framework of the house is all of good sound Douglas fir or spruce, with 2" x 4" wall studs, double studs at all openings, heavy cross bridged floor joists and long leaf yellow pine girders.

The wall and roof framing is sheathed diagonally with tongue and groove sheathing

for added strength and covered with heavy waterproof building paper before the siding and roofing are applied. All flashings are of copper, and all windows have copper pans and head flashings.

Two kinds of exterior wall covering are used on this house, vertical board and batten sheathing, and wide beveled siding. Both are nailed with copper nails over the above mentioned paper. The roof is shingled with wood, slate or asbestos shingles as preferred. All ceilings are well insulated against heat loss, with 4" thick mineral wool insulation of the batt type stapled between the ceiling beams.

The exterior trim is all of clear white pine painted, the shutters being flush construction and painted dark bottle green. The ventilation louvres in the gables have copper screens on the inside to keep out insects and birds.

All interior walls and ceilings are plastered three coats on heavy metal lath, the finish coat being smooth white for painting or papering as desired. The ceiling of the cellar has two coats of cement plaster on metal lath.

Interior trim is stock pattern moulded pine painted. Sash are stock double hung type, equipped with weatherstrips and sash balances.

Finish flooring throughout, except kitchen and bath, is standard, narrow width, tongue and groove and end matched red oak. The kitchen floor is covered with asphalt tile or linoleum.

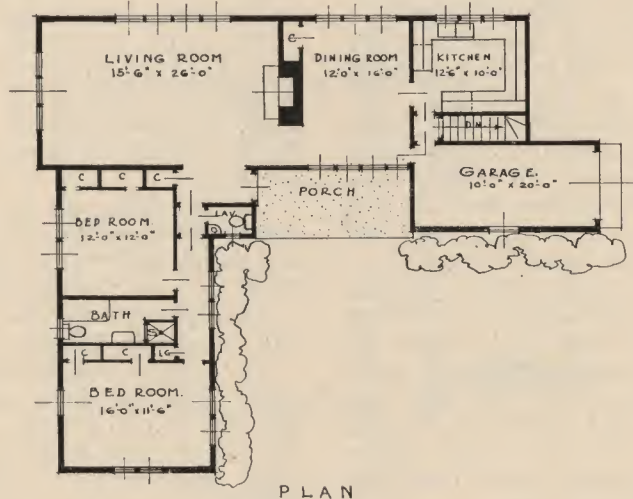
The bath and lavatory each have a ceramic tile floor, a glazed tile base, and 6'-0" high glazed tile wainscot, and the shower is tiled full height and equipped with a glass shower door.

The heating plant is located in the cellar and may be any type that the owner desires—either steam or hot water, vapor or warm air, but should be gas or oil fired to save work.

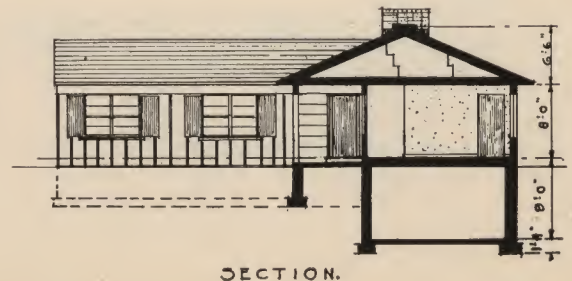
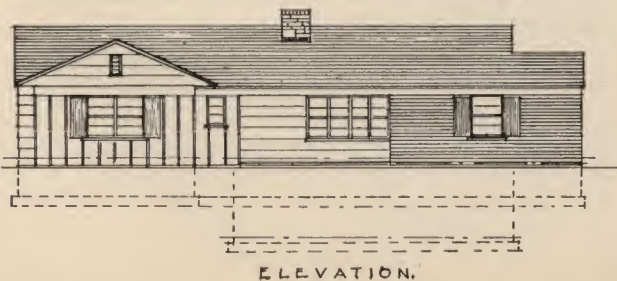




534 VALLEJO—32,529 cubic feet including living room, dining room, kitchen, porch, two bedrooms, bath, lavatory, garage and cellar.  
 Complete working plans (with specifications incorporated on the plans) \$15.00  
 Duplicate Set 5.00



0 5 10 15 20  
 SCALE.





## 535 FARMINGDALE

"Farmingdale" has many features incorporated in its design which make it a very desirable ranch home for the medium size family desirous of privacy, airiness and minimum of upkeep.

This house with its "U" shaped plan, built around the central patio, has thirteen closets, affording ample storage for clothing, linen, blankets and all of those items which must be kept available but out of sight.

This house has a dual usage bath room, with an interconnecting passage, giving a maximum of flexibility at rush hours.

The sleeping rooms are isolated from the living areas by the corridor containing a storage wall, while the service, dining and living areas are in the other wing, immediately adjacent to the entrance and the basement stairs.

Except for the chimney end of the living room wing, this house is of frame construction as designed, but could be built of brick, brick veneer, stone or concrete block, depending upon the owner's preference and the amount of money expended.

The footings, except for the cellar area, extend only 4'-0" below grade and are poured stone concrete. The cellar and foundation walls are constructed of high test concrete block, laid up in Portland cement mortar.

The end of the living room and chimney are constructed of brick on the inside and faced with local field stone on the exterior. The fireplace has a fire-brick lining and inner hearth. The flue linings are all of terra-cotta.

The porch floor is paved with random rectangular bluestone set in a cement bed, and oiled with boiled linseed oil to bring out all of the latent coloring of the natural stone.

All framing members in this house, such as sills, studs, floor joists and rafters, are either Douglas fir or spruce, structural grade. All floor joists are cross bridged twice in each span for stiffness. The walls and roof are sheathed with tongue and groove, N. C. pine sheathing, and then covered with heavy waterproof sheathing paper before receiving the finish wall and roof covering.

The roof is then covered with heavy cedar or redwood shingles, with "Boston" hips and ridges of the same material. The shingles are laid over 30-lb. roofing felt and secured with copper nails.

The exterior walls of this building are shingled with random width, irregular butt,

pre-colored cedar or redwood shingles. All exterior trim is of clear white pine painted in a color to contrast with the wall shingles.

The windows, as shown, are wood, double hung type, hung with sash balances except for the high windows in the corridor, but could be either wood or metal casements, or awning type windows, according to preference.

All ceilings are thoroughly insulated with 4" of mineral wool insulation to prevent heat loss in winter and to keep out the heat of the sun in summer.

The interior walls and ceilings of this house, with the exception of the garage, are plastered three coats over heavy metal lath, the last coat being smooth white plaster to take either paint or wall paper as desired.

The walls and ceiling of the garage and the ceiling of the cellar are plastered two coats of cement plaster on metal lath. The porch also has a cement plaster ceiling.

Interior trim is all of stock pattern, moulded white pine, including base, window trim, cornices, door trim and cabinet work. This trim is prime coated front and back before it leaves the mill to prevent shrinkage and warping. The interior doors are stock size, flush veneer, birch or gumwood, built on chestnut cores to prevent any warping.

The finish hardware is all solid brass and is of the best quality obtainable. Every door is hung on three butts to insure rigidity and freedom from binding. All locks are master keyed so that one master key will operate all of them.

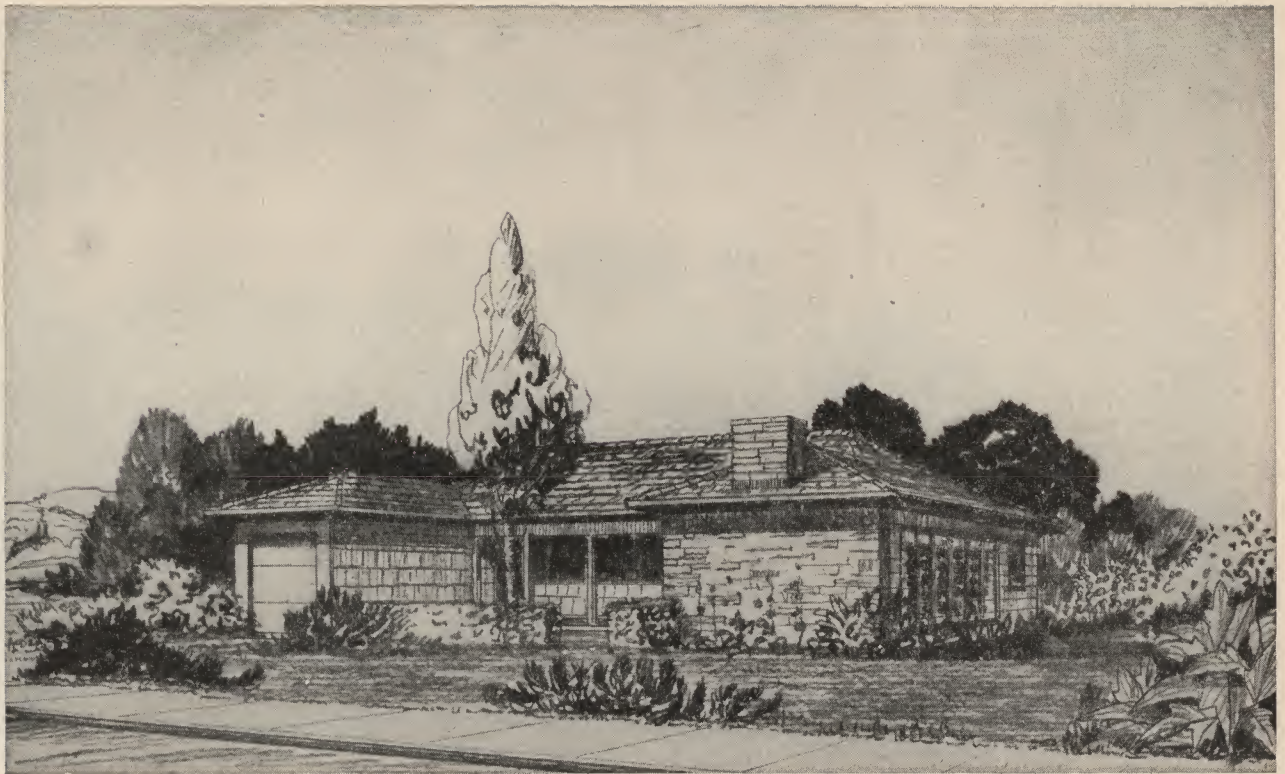
Flashings are all of 16-oz. copper. All exterior doors and windows have copper pans and head flashings to prevent possible leaks at these very vulnerable points.

The finish floors are all of selected white oak, except in kitchen and baths.

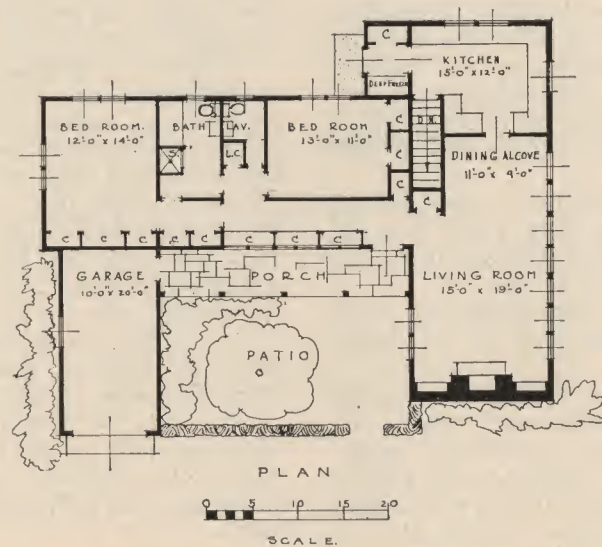
The kitchen has an asphalt tile or linoleum floor, while the baths are equipped with ceramic, non-slip tile floors, glazed tile bases and 6'-0" high, glazed, colored tile wainscots. The stall type shower is tiled full height with glazed tile and has a glass shower door.

As this house is very compact, a recirculating warm air heating system, with a complete supply and return duct to and from each area, is recommended. This system should have a gas or oil fired heating furnace and automatic controls.

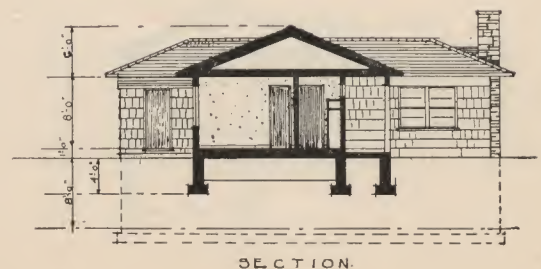
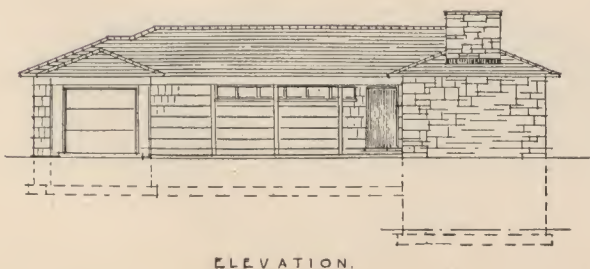




535 FARMINGDALE—33,528 cubic feet including living room, dining alcove, kitchen, two bedrooms, bath, lavatory, porch, garage and cellar.



Complete working plans (with specifications incorporated on the plans) \$15.00  
Duplicate Set ..... 5.00





## 536 PORTOLA

"Portola," named after one of the early Spanish settlers responsible for the establishment of the first original ranch homes, is typical in plan with houses built at that time, except of course that it has been modernized to meet present day living requirements.

With the large living room lighted on two sides in the center of the building, the service at one end, and the sleeping rooms at the other extremity of the house, we have achieved a plan which provides not only the maximum of privacy, but creates a well balanced design, adapted to the requirements of the average American family of this age.

The house, while containing two bedrooms, is capable of future expansion to provide additional sleeping areas. The house as designed is of frame construction, but there is no reason why it could not be constructed of other materials, such as brick, brick veneer, stone, concrete block, or a combination of these materials with frame.

The cellar, which extends under the central portion of the house, contains the heating plant, storage, and a hobby room if desired.

The footings are all of poured stone concrete, while the foundation walls are built of high test concrete block, laid up in Portland cement mortar.

The chimney is constructed of hard burned common brick, and has terra-cotta flue linings. The fireplace is lined with fire-brick and has a cast iron built-in damper.

The floor of the long, low, sheltering porch is of colored concrete marked off in diagonal squares.

All framing members of this house, such as sills, plates, joists, studs and rafters, are of Douglas fir or spruce, structural grade. The walls and roof are sheathed with tongue and groove sheathing and covered with heavy waterproof sheathing paper before the ex-

terior wall and roof covering is applied.

The roof is shown shingled with heavy butt wood shingles, but slate, or asbestos shingles may be substituted if preferred.

The exterior walls are covered with striated, waterproof, resin-bonded plywood siding applied with copper or aluminum nails.

Exterior trim, such as window trim, cornices, overhangs, grape arbor, etc., are all of clear white pine painted to contrast with the rest of the house.

The windows shown are wood double hung type, equipped with sash balances and weatherstrips. However, if one wished, either wood or metal casements, or the new awning type windows could be used.

All ceilings are well insulated with 4" thick mineral wool insulation to conserve fuel in winter and to retard the infiltration of heat in summer.

All interior walls and ceilings are plastered three coats over heavy metal lath, the final coat being hard white plaster that may be painted or papered as desired.

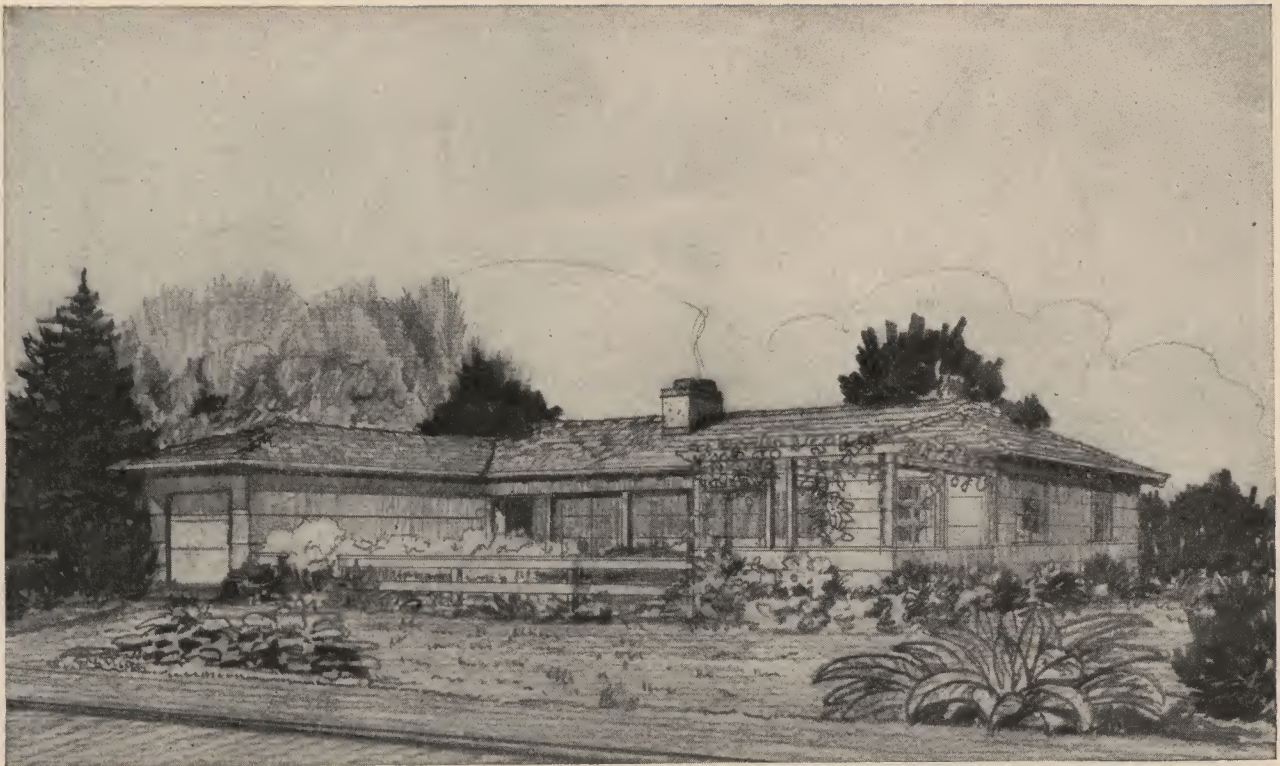
With the exception of the kitchen, bath and garage, all finish flooring is selected tongue and groove and end matched white oak or maple, blind nailed at every joist with cut nails, and laid over 30-lb. felt.

The kitchen has a patterned asphalt tile floor with contrasting field and border. The bath has a colored, non-slip ceramic tile floor, a glazed colored tile base, and 6'-0" high wainscot.

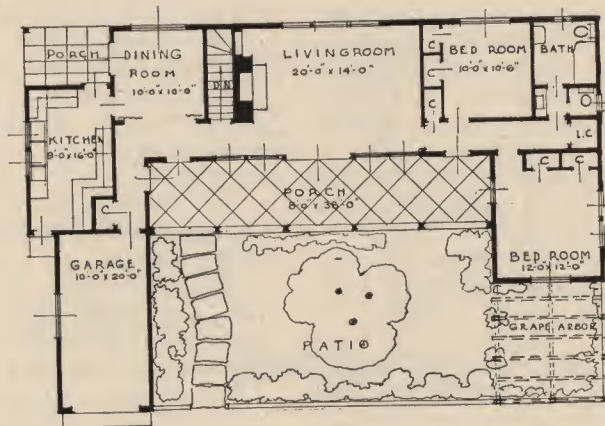
It will be noted that the bath has been arranged for dual usage, a feature which is very desirable at times.

Any type of heating system will function satisfactorily in this house but, of course, it should be equipped with a gas or oil fired heater and all automatic controls to eliminate work.

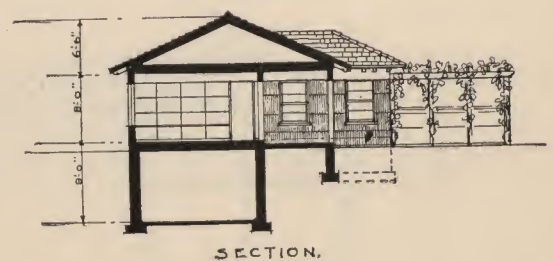
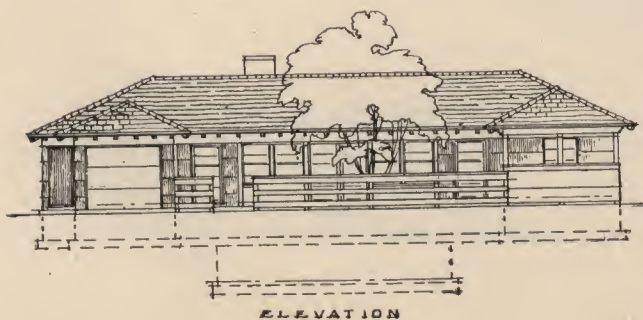
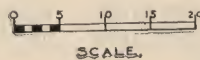




536 PORTOLA—30,698 cubic feet including living room, dining room, kitchen, two bedrooms, bath, porch, garage and cellar.  
 Complete working plans (with specifications incorporated on the plans) \$15.00  
 Duplicate Set ..... 5.00



PLAN





## 537 SOLA

Here is a very compact little ranch house that has been planned with four basic considerations in mind—circulation, economy of construction, sunshine and privacy.

The "Z" shaped plan of this house provides not only two interesting angles for outdoor activities, but it allows cross ventilation in all directions. The plan may also be set in any one of four directions to meet the site orientation requirements.

The service entrance is located adjacent to the garage, cellar stairs and kitchen, and away from the main entrance and living part of the house.

The large paved terrace is divided so that the part outside the dining room may be used for outdoor dining without interfering with the activities in the large main terrace.

The bedrooms, located in the wing and connected to the bath by means of a separate passage, afford the maximum of privacy and quietness.

The accompanying design shows the house constructed of frame with a stucco exterior, but any other material such as brick, brick veneer, stone or concrete block, or a combination of these materials could be utilized if desired.

The cellar is large enough to contain not only the heating plant, but a recreation room and storage areas if desired.

All footings are of poured stone concrete and the foundation walls are built of high test concrete block, laid up in Portland cement mortar.

Framing members, such as sills, plates, studs, joists and rafters, are all Douglas fir or spruce and all joists are cross bridged twice in each span for added stiffness.

The roof and walls are sheathed with tongue and groove sheathing and covered with heavy waterproof sheathing paper, before receiving the finishing materials.

The roof is shingled with wood shingles, slate or asbestos shingles as preferred.

The exterior walls are stuccoed with colored Portland cement stucco, applied over self furring paper back wire lath.

All exterior trim, including cornices, soffits, window trim, shutters and porch work, is of clear white pine painted. The sash shown are metal awning type set in wood sub-frames, but if one preferred, double hung windows or casements could be substituted.

All ceilings are amply insulated with 4" thick mineral wool insulation to conserve fuel in winter and to keep out the heat in the summer.

The interior walls and ceilings are plastered three coats on heavy metal lath. The ceiling of the cellar, and the walls and ceiling of the garage have two coats of cement plaster applied over metal lath.

The chimney, which is built of common brick with terra-cotta flue linings, has a stone-faced fireplace.

The terraces are paved with random rectangular bluestone set in a cement bed.

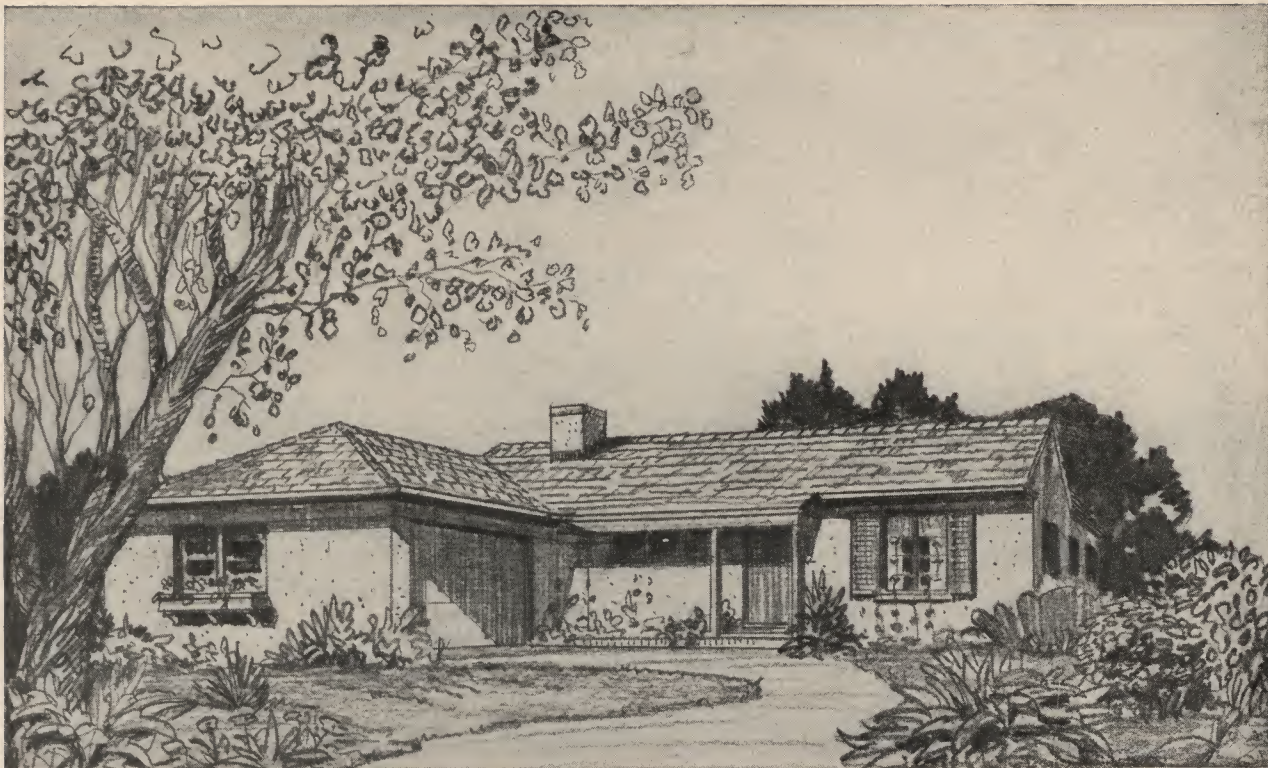
All interior trim is of clear white pine, stock pattern, moulded or plain as desired, and the doors are stock flush veneer birch or gumwood.

The kitchen has an asphalt tile floor and is equipped with stock metal cabinets and stainless steel sink.

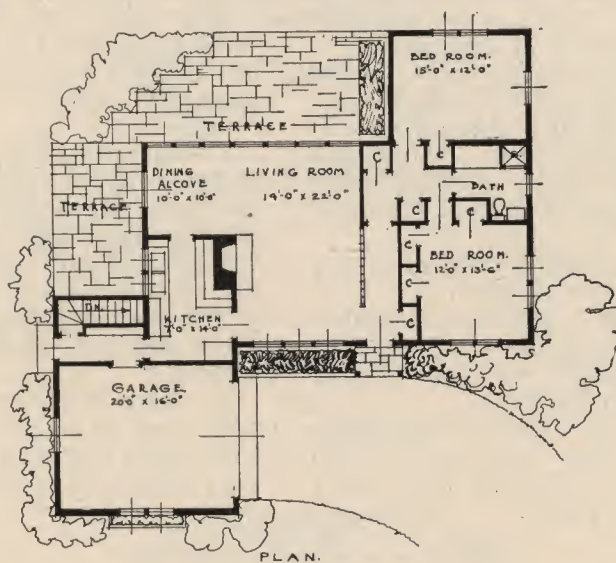
The bath has a ceramic tile floor, a glazed tile cove base, and 6'-0" high glazed tile wainscot. The shower is tiled full height and has a glazed shower door.

Due to the very compact plan of this house, a recirculating, warm air heating system, with a gas or oil fired heater and complete metal supply and return duct system, is recommended, but steam or hot water may be used.

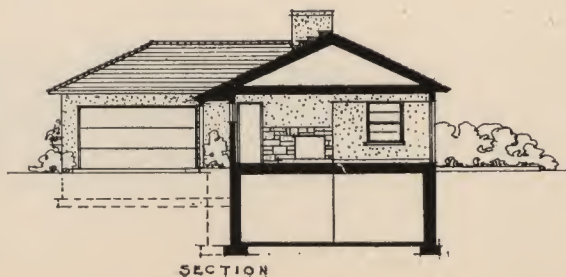
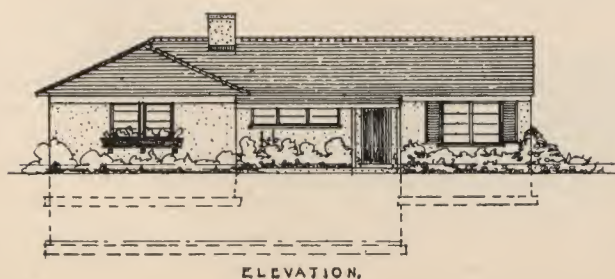




537 SOLA—30,050 cubic feet including living room, dining alcove,  
kitchen, two bedrooms, bath, garage and cellar.  
Complete working plans (with specifications incorporated on the plans) \$15.00  
Duplicate Set ..... 5.00



0 5 10 15 20  
SCALE.





## 538 SERRA

Planned for sunshine, air and gracious living, "Serra," with its low rambling plan, sheltering porch and large patio, is truly a ranch home from footing to ridge line. Easily constructed of local materials, it is an economical house to build and maintain, in spite of its rambling shape.

Service and sleeping areas are located in the two wings, separated by the central living room, thus segregating each element so that privacy is maintained and house work kept to a minimum.

The plan may be set in any one of four directions to fit it to a given site orientation or outlook.

The footings, only 4'-0" below grade, are of poured stone concrete and the foundation walls are built of high test concrete block, laid up with Portland cement mortar.

The house has been designed as a frame structure, but at a slight additional cost, one could use brick, brick veneer, stone or a combination of these materials if preferred.

The chimney is constructed of hard burned common brick, and has terra-cotta flue linings. Above the roof line the chimney is topped out with local field stone. The fireplace, which has a stone hearth and facing, is lined with fire-brick and has a built-in cast iron damper.

The porch floor is paved with random rectangular bluestone set in cement.

All framing members, such as sills, plates, studs, joists and rafters, are of Douglas fir or spruce and all joists are cross-bridged twice in each span for rigidity.

Before receiving the exterior wall finish, all walls and roof slopes are covered with tongue and groove sheathing and heavy waterproof sheathing paper.

The roof, as shown, is shingled with extra heavy butt redwood or red cedar shingles, with a "Boston" ridge of the same material. Should one prefer, however, the roof could be covered with slate or asbestos shingles.

The exterior walls are treated with resin-bonded plywood siding applied over the paper with copper or aluminum nails. The gable ends, as shown, are covered with redwood vertical sheathing, with battens over the joints.

Exterior trim is all of clear white pine painted, and the ceiling of the porch is plastered with cement plaster between the exposed rafters.

Windows are wood or metal casements set in wood sub-frames, and have copper pans and head flashings to prevent leaks at those points.

All ceilings are thoroughly insulated with 4" of mineral wool to conserve fuel.

The inside walls and ceilings are all plastered three coats of plaster on heavy metal lath, with a sand finish coat, which may be painted or papered according to the owner's preference.

Inside trim is of clear white pine, stock moulded pattern, and the kitchen cabinets are stock metal type, equipped with a stainless steel sink. The interior doors are all flush veneer stock birch or gumwood, finished natural or painted according to one's preference.

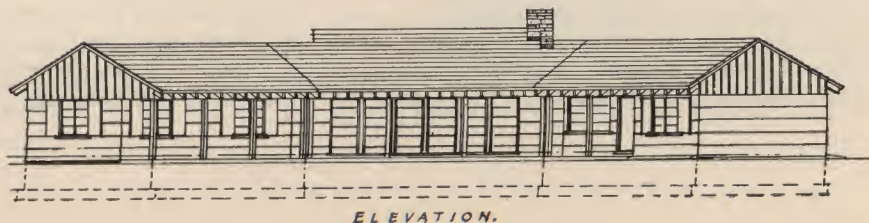
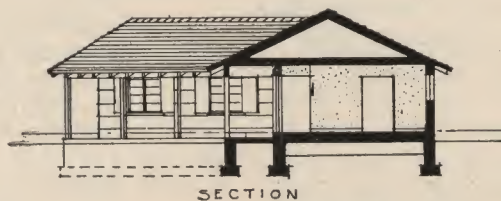
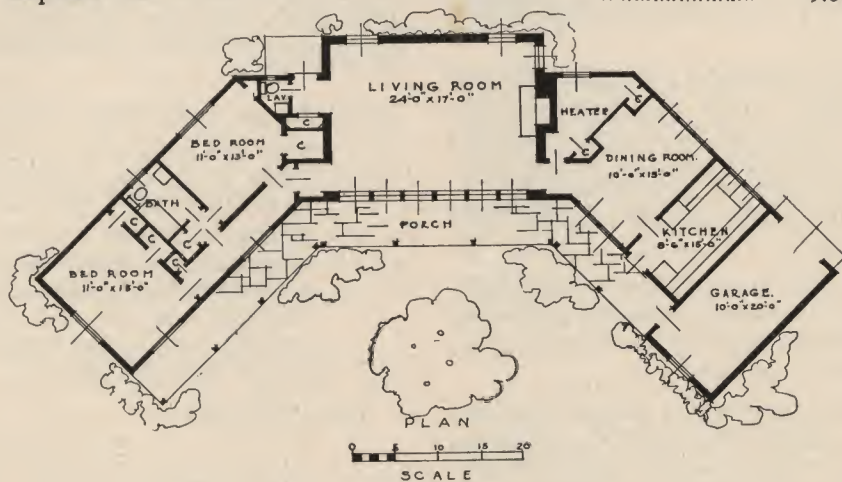
The bath and lavatory have ceramic tile floors and 6'-0" high wainscots in any color desired.

A warm air, recirculating heating plant with a gas or oil fired heater, automatic controls, and a complete metal supply and return duct system, is recommended for this house.





538 SERRA—35,592 cubic feet including living room, dining room, heater room, kitchen, two bedrooms, bath, lavatory, porch and garage.  
 Complete working plans (with specifications incorporated on the plans) \$15.00  
 Duplicate Set ..... 5.00





# BUILDING PROGRAM GUIDE

While a number of matters must be considered when starting on a home building program, there are four essential points which should head the list. These are:

- (1) Acquisition of a desirable plot.
- (2) A properly designed house that can be constructed economically.
- (3) A sound budget.
- (4) An honest and reputable builder.

A study of the present requirements of the family should be made by the owner, allowing for probable changes in size over the passing years; the possibilities of investing over a long term period should be borne in mind; assurance should be sought that the value of the house and land, in which you are investing your money, will be maintained; an attractively designed house that will be pleasant and in keeping with the neighborhood trend should be your goal.

## SELECTION OF YOUR LOT

In selecting your lot, use good judgment and be guided by the experience and advice of one who knows.

Consider the community in which you wish to raise a family, from the point of view whether there are suitable schools, churches and shopping facilities nearby; is the character of the community becoming higher or lower, a matter which greatly affects real estate investment.

Complete information should be obtained regarding city or town services such as snow removal, garbage disposal, sewerage, gas, electric and water services.

Be sure that your plot has proper drainage and try to determine, if possible, the presence of rock which would result in an extremely expensive excavation operation. Finally, consider the orientation of your lot to insure the direction of your rooms as you have them in mind.

## COSTS AND BUDGET

After you have determined your basic plan, assure yourself of a soundly constructed house and safety from legal pitfalls by securing the services of a good, registered architect to discuss and develop your ideas.

Then you may obtain approximate estimates and prepare your budget. The cubage method, the most commonly used, is an approximate one, but exact costs can be obtained only by securing estimates from several contractors based on complete plans and specifications. The same designs will vary in cost in different parts of the country, one of the principal reasons being local labor conditions.

The houses in this book have been cubed and the calculation of the cost may be based on the figures given. To obtain approximate costs, the cubic foot contents of your proposed house should be multiplied by the prevailing cubic foot costs, this unit probably varying from 50¢ to \$1.00 according to locality and conditions.

To this amount be sure to add a "cushion" or "contingency fund" to cover extra items such as refrigerator, range, special features, decorating items, etc.

## HOW TO SELECT A PLAN

To assist you in selecting a house design from this book, we list below a few of the basic fundamentals of planning which should be regarded.

### (a) Living and Dining Areas:

Due to modern living conditions, new ideas as to the usage of these areas have resulted in the combined living-dining room or a living room with dining alcove which may serve also as a study area. To obtain the maximum sunlight and air that are so desirable for this part of the house, these rooms should face the south.

### (b) Kitchens:

Kitchens today do not need to be the large rooms that were once required. Modern equipment is so compact that it fits into a much smaller area, yet gives all the preparation and cooking space needed for the average family. An additional advantage is the elimination of many steps.

### (c) Sleeping Areas:

Keep in mind proper wall space, plenty of light and ventilation, convenience to bath, and enough closet space when planning the sleeping rooms.



(d) Basements:

With modern heating equipment eliminating the necessity for basement or cellar, the trend today is away from them, thereby avoiding its cost, if possible.

(e) Garage:

Here accessibility should be the main consideration, seconded by making provision for a work bench and storage space of tools.

## CIRCULATION

A very important item to note is the matter of circulation, and the following should be kept in mind in the very early stages of planning. Thinking in terms of delivery of parcels and supplies as well as in saving steps for the housewife, is it necessary to go through the living room to reach the entrance door? A house should be thought of as a machine that should operate without lost time and motion.

## CONTRACTS

While there are several types of contracts used in the building business, the forms used mostly are listed below in order of preference. In any case, be certain to obtain competitive bids from at least three reputable contractors before making your decision.

- (a) *Lump Sum Contracts*, in which the contractor names a fixed sum for the completion of the work according to the plans and specifications.
- (b) *Cost of the Work Plus a Fixed Fee*, in which case there is a set price for the labor and materials plus a set amount of fee.
- (c) *Cost Plus System*, in which there is no set price for labor and materials, and which involves considerable trust in your contractor.

One of the biggest pitfalls in the entire building program is what is known as "extras." Even with a water-tight, lump sum contract, an owner very easily can let himself be talked into changes here and there during the progress of the work for which the contractor bills him in addition to the contracted sum. Be sure to have any change agreed upon, with the cost in writing, before allowing the work to proceed.

## FINANCING

When making application to your local bank, saving and loan society or insurance company, which is the first step in financing, you will be required to produce the following three documents:

- (1) A description giving the location of your lot, and proof of ownership.
- (2) A set of building plans with materials clearly designated.
- (3) A bona fide contract estimate from your builder on how much the house will cost.

Now you are ready for F.H.A. (Federal Housing Administration) approval. When the plans are submitted to the F.H.A., they charge a fee which is applied to the owner's account if the loan is granted. Veterans have special applications. Private lending organizations, however, examine and make their own approval. The F.H.A. does not lend money directly but guarantees the money the bank lends you. Therefore the F.H.A. wants proof that your lot is a good investment and that your house is well planned and will be well built. To enforce their standards, appraisals are made and supervision given to the project.

As lending institutions base their rates on different factors, the interest on mortgage loans varies. Generally speaking, however, when you borrow at an interest rate of  $4\frac{1}{2}\%$  on a twenty-year amortized loan, you will pay back \$6.33 a month for each thousand dollars you borrow. For example, if you borrow \$5,000, your monthly payments will be five times \$6.33 or \$31.65. To this the bank will add the monthly charge of your taxes and whatever insurance you place on your house.

In construction loans, the contractor is paid in partial payments after he has completed a certain percentage of the house. Some lending organizations make a special charge for new house loans to cover their risk and service.

Before making a final commitment, be sure you understand all conditions and payments. Your local bank will supply you with a table of loans and payments according to their interest rates, from which you can determine how much to borrow according to your own financial budget.



## 539 FARM HOUSE

This modern ranch type farm dwelling has been designed especially to meet the requirements of a farm family. In it are embodied several features not found in other houses, but which are necessities in a farm house.

Aside from the usual living room, dining room and sleeping rooms, which are a part of every house, the service areas of a farm home demand special planning.

A farm family lives with farm work and operations more closely and continuously than do families engaged in other businesses. Therefore the design of a farm house must be such that the daily farm life is made more efficient and pleasant.

The kitchen shown has been planned as the center of activities, and is larger than usual. It is equipped with labor saving devices, properly located to not only care for the food preparation work, but so that it can be immediately transformed into a canning plant for the preservation of surplus food products or into a laundry having the capacity to care for the large laundering requirements of a farm; and at certain times, especially at haying time or harvest, is readily adaptable to prepare and serve substantial meals to extra laborers.

The garage, which normally houses the family car, can be instantly converted into a large dining room to care for extra help as it is well lighted and easily accessible to the food preparation center. Ample, easily accessible facilities have been provided for the quick freezing and cold storage of dairy products, meat, poultry and vegetables, right next to the preparation center.

The farm office has been located near the service entrance and is equipped with clean up necessities, storage for work clothes, and a place to keep farm records and accounts, as well as a center for labor directions, without interference with the living portion of the home.

An ample cellar has been provided for the heating plant and, most important, the storage of vegetables and other produce. The

outside cellar entrance facilitates the work of storing and removing produce and eliminates the necessity of entering the house during these operations.

Of simple frame construction, the house has concrete footings and concrete block foundation walls, laid up in Portland cement mortar.

The chimney, which serves the heating plant and two fireplaces, is constructed of hard burned water struck brick, with terracotta flue linings.

The fireplaces are lined with fire-brick and have cast iron dampers.

The porch floor is paved with rectangular bluestone paving.

The frame work of the house, including sills, plates, studs, joists and rafters, is of fir or spruce, all joists being cross-bridged for rigidity.

The exterior walls and roof are sheathed with tongue and groove sheathing, and covered with heavy waterproof paper before the finish covering is applied.

The roof is shingled with either wood, slate or asbestos shingles as desired, while the side walls are covered with resin-bonded plywood siding.

The ceilings and walls of this house are covered with one of the standard plaster boards, with joints filled and taped, then painted or papered as desired.

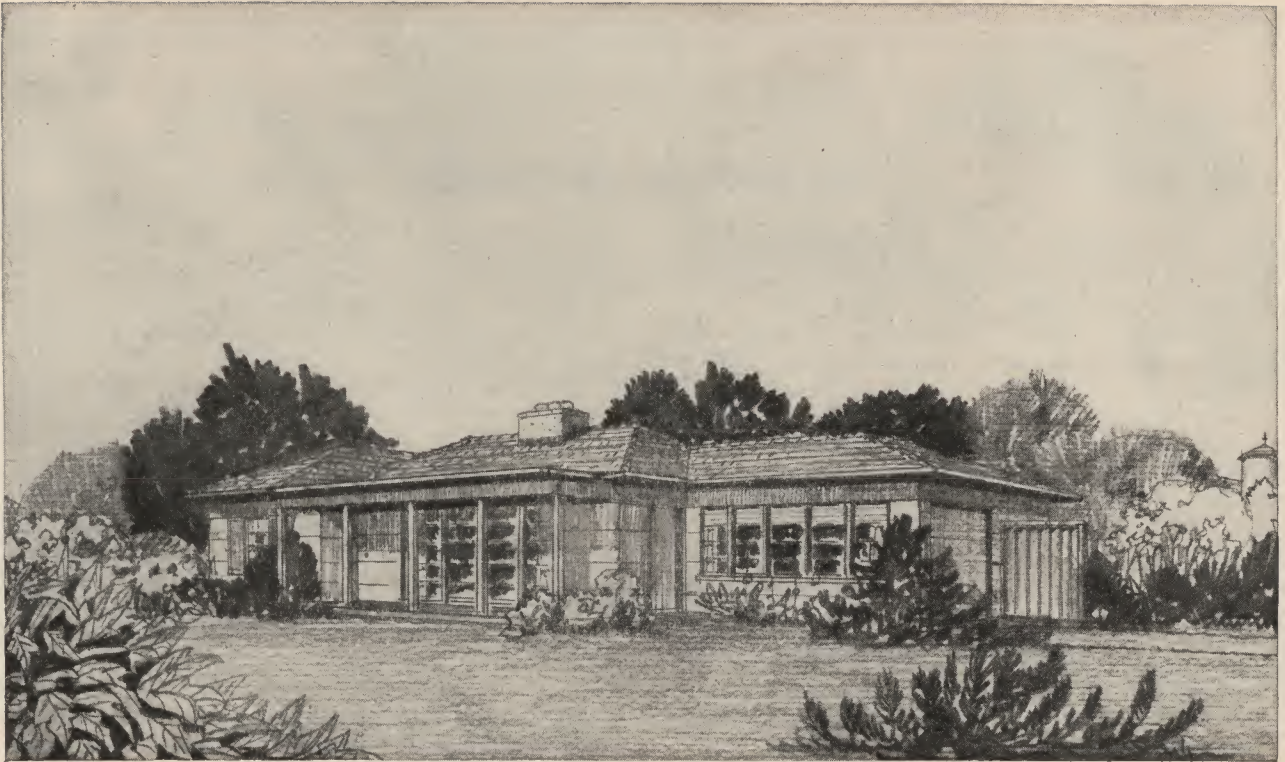
All exterior and interior trim is of clear white pine, stock pattern, obtainable anywhere from local lumber dealers.

The bath has a colored tile floor base, and 6'-0" high tiled wainscot, and the shower is tiled full height and equipped with glass shower door.

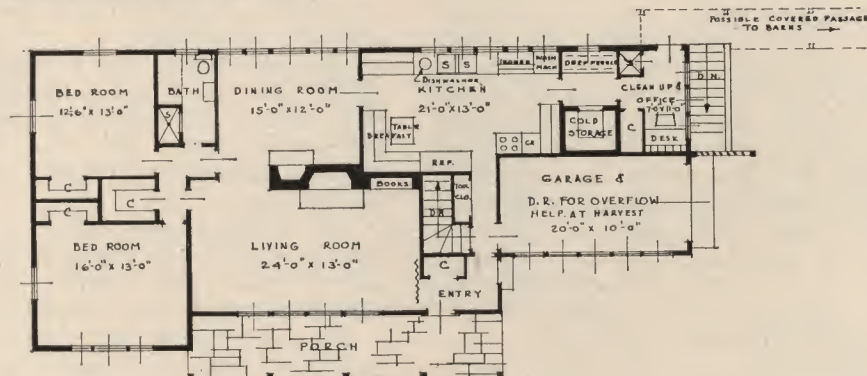
An oil fired, hot water heating system with automatic controls is recommended for this house.

While especially planned for farm home requirements, this house is simple to construct, and can be built easily by any country carpenter.

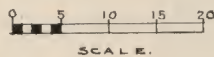




539 FARM HOUSE—38,280 cubic feet including living room, dining room, kitchen, office, cold storage room, entry, two bedrooms, bath, garage, porch and cellar.



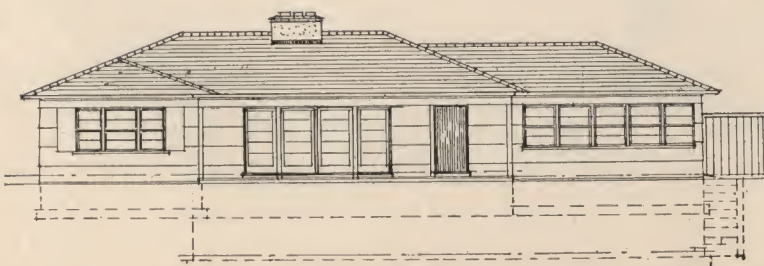
PLAN



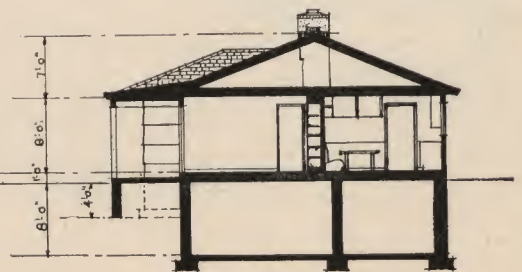
SCALE.

Complete working plans (with specifications incorporated on the plans) \$15.00

Duplicate Set ..... 5.00



FRONT ELEVATION.



SECTION.



## 540 MODERN DAIRY BARN

Time brings changes even in farming and farm operations. The day of the old style stanchion barn is drawing to a close. Modern farm experts have discovered that it is no longer necessary or desirable to bring the cows in at night and tie them up for feeding and milking. Hours of tedious backbreaking labor have been eliminated from the dairy farmer's day by the clear thinking of students of this problem, and the proper application of new developments along this line.

The "Modern Dairy Barn" presented here, with its open loafing shed, self feeder for hay, outdoor silage bunk, milking parlor and milk room, is an example of the latest research in the field of milk production. It saves work, is cheaper to build, it is sanitary, and enables one man to care for, milk, and operate a larger herd in a fraction of the time required under the old method.

Here is how the idea works: the cows are sheltered in the large loafing shed that faces south, which shed also houses the bedding material and the calving pens; the cows are let into the milking parlor two at a time, and are confined in the milking stalls; the milker stands on a floor that is about 30" below the stall floor so that the udders are at a convenient working height, and with hot water available at the junction of the "V" shaped stalls, he can clean the udders in a moment, using paper towels which are then disposed of in a lidded can; the teat cups are then put on, there is an udder at chest level, at each hand within easy reach, no stooping or bending to the job, the milker standing in one position during the entire operation.

A pipe line milker takes the milk directly from the cow to the milk room, so no walking or lifting is required. As soon as the cow comes into the stall, she is ready to clean and milk, and as she is only in the stall for four or five minutes, there is little or no manure to clean up, and if there is, it is flushed away with a hose into a drain line. The grain ration is fed while the cow is milked, and it has been proven that after a period of two weeks, the cows can eat their portion in the time required for milking.

The hay feeder, with the movable barriers, and the loafing shed, reduce the required working time. The hay is stored in the feeder as it comes from the field, and is cured and dried by the blower which directs a stream of air through it.

Silage is carried from the silo to the feed bunks by an overhead carrier, all out doors, so there are no troughs or gutters to clean out every night and morning. The animals feed themselves and get all they need to eat. It has been proven beyond all doubt, even in northern climates, that cows in open sheds are less affected by weather changes than they are if confined in closed stanchion barns.

In a test conducted in Montana, cows in an open barn at 40° below zero, gave as much milk as at warmer temperatures.

The loafing shed requires cleaning out only twice a year, and due to its design, this may be accomplished with a tractor loader, with no hand labor required. The barn is simple to construct, and one may even use poles, cut on the farm, for the frame work. The roof is corrugated aluminum and the side walls are ordinary sheathing.

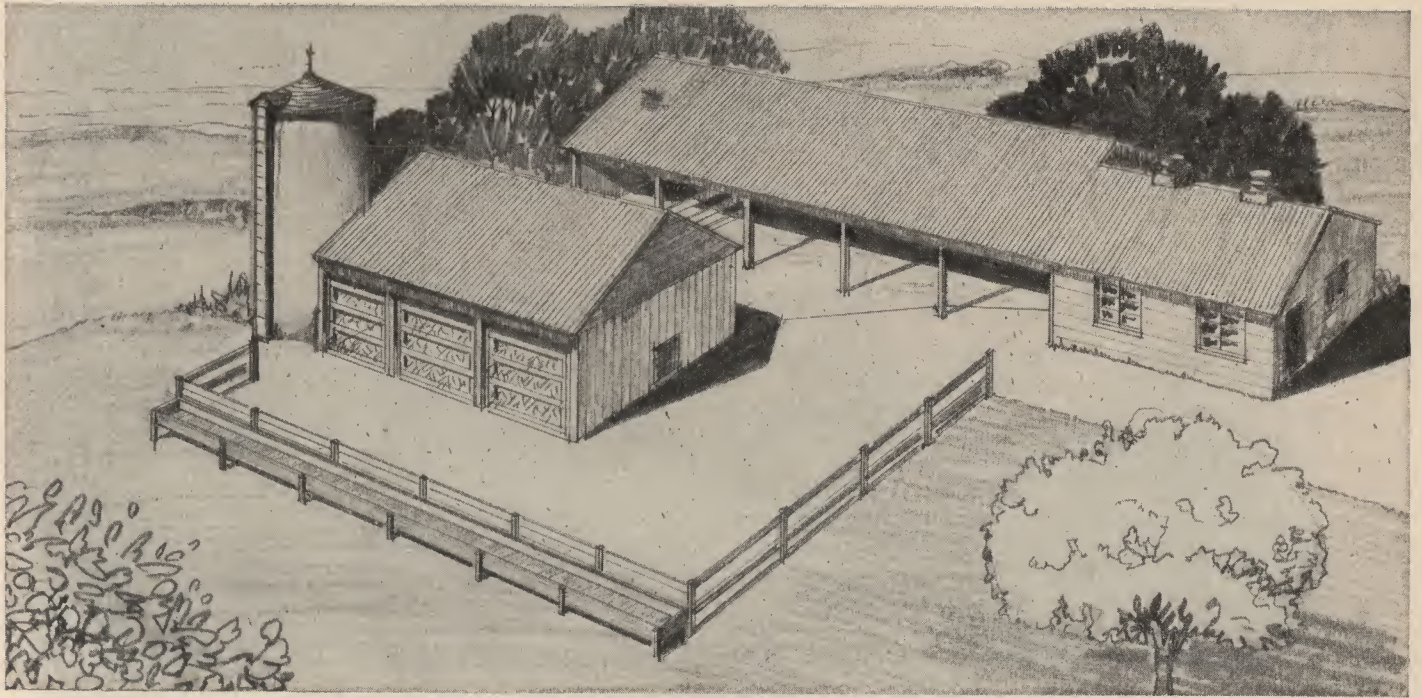
The milk house has a concrete floor, concrete block walls, and is plastered on the inside with easily cleaned cement plaster. In this milk house are the receiving cans, cooling apparatus, testing and sterilizing equipment.

The electric fence, which is used to guide the cows into the milking parlor, is so installed that it can be disconnected and hung up on the shed posts when not needed.

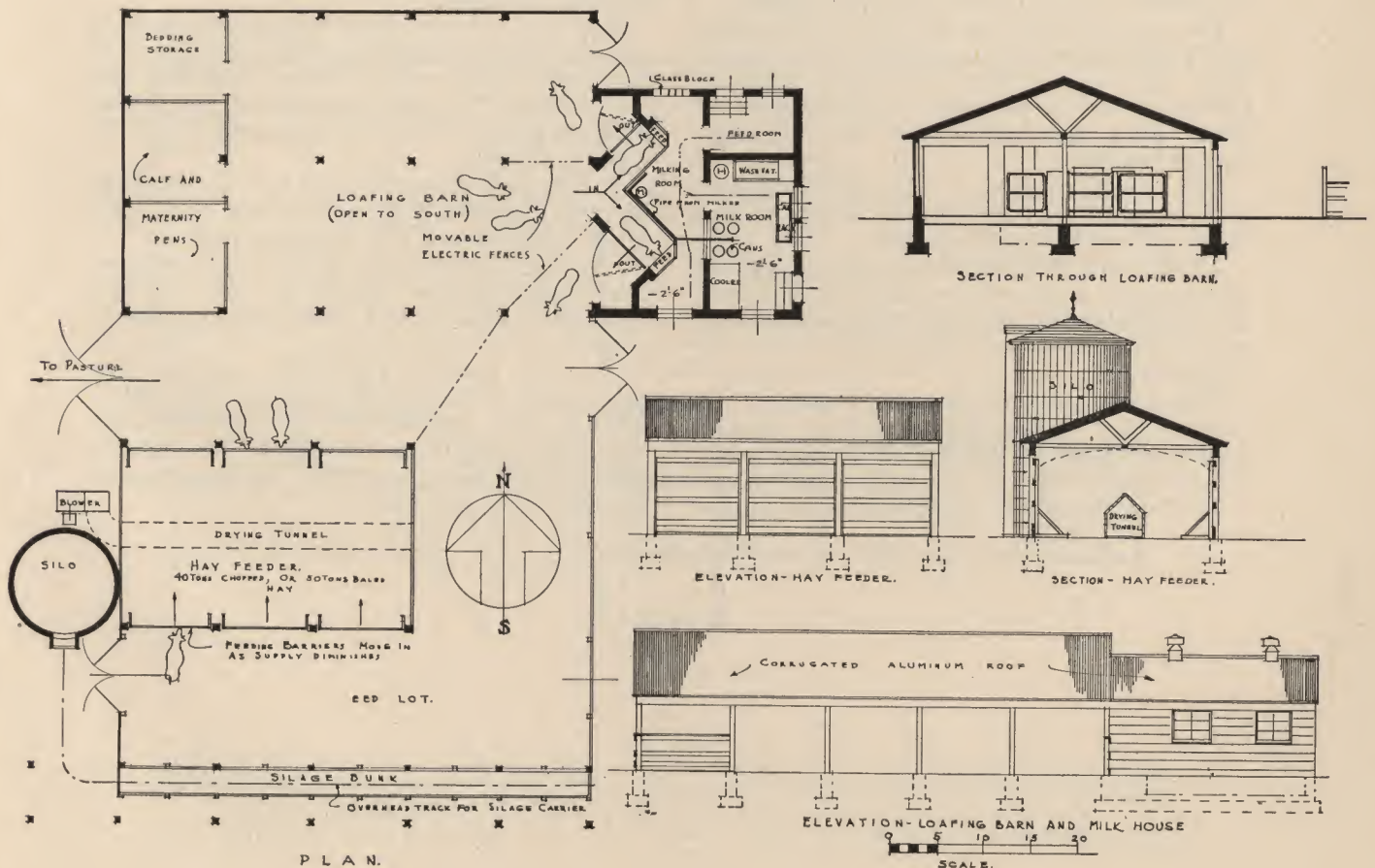
The self feeding hay shed as designed will hold forty tons of chopped hay or fifty tons of baled hay at one time. As the hay is consumed, the movable feeding barriers are pushed in. The hay is always available and is protected so that it will not be wasted.

Standard equipment, available from any farm equipment dealer, is used throughout for the milking parlor stalls, feeding troughs, carriers and milk room. The silo may be constructed of wood staves or of concrete block, and has an aluminum roof.





540 MODERN DAIRY BARN—42,254 cubic feet including barn,  
milking room, milk room, feed room, hay feeder and silo.  
Complete working plans (with specifications incorporated on the plans) \$15.00  
Duplicate Set ..... 5.00





## 541 POULTRY LAYING HOUSE

The laying house shown herewith embodies the latest thought in this field. It has been planned around the central operating section so that it may be expanded in three directions if required.

The basic idea behind the design of this modern laying house is the saving of labor through the use of new mechanical equipment, thus allowing fewer men to properly care for a large number of laying hens. By cutting down on man hours of labor in the production of eggs, the margin of profit per hen is increased, and this is exactly what egg producers are striving for.

The building itself is of frame construction. The footings are of poured concrete and the foundation walls are concrete block, laid in Portland cement mortar. The frame is all of Douglas fir or spruce, structural grade.

The exterior walls are sheathed with tongue and groove sheathing, papered and covered with resin-bonded plywood siding. The interior surface is covered with hard pressed fibre board, and the space between thoroughly insulated.

The insulated roof is also sheathed and covered with corrugated aluminum roofing sheets or roll roofing as desired.

All exterior trim is of pine painted, and the double hung windows are glazed with a plastic material which is light, inexpensive, and which allows the ultra violet rays of the sun to penetrate.

The feed storage bunkers are located in the second story of the central section, and the feed flows down by gravity to the automatic mechanical feeders in the laying pens.

The egg handling room is located in the

cellar so that the eggs may be properly processed under ideal temperature and humidity control. Egg crates, flats and fillers are also kept down cellar so that they are properly cooled before being used.

Feeding is entirely automatic, and mash and grain are carried by a motor driven feeder to all parts of the laying house, saving hours of labor and also eliminating wastage of feed.

The waterers, located at easily accessible points in the laying pens, are all automatic and have built-in heating elements to prevent freezing in cold weather.

The floors are concrete, and the deep litter system can be used throughout. Wide doors are provided in the ends of the laying pens so that a tractor scoop can be driven in to change the litter.

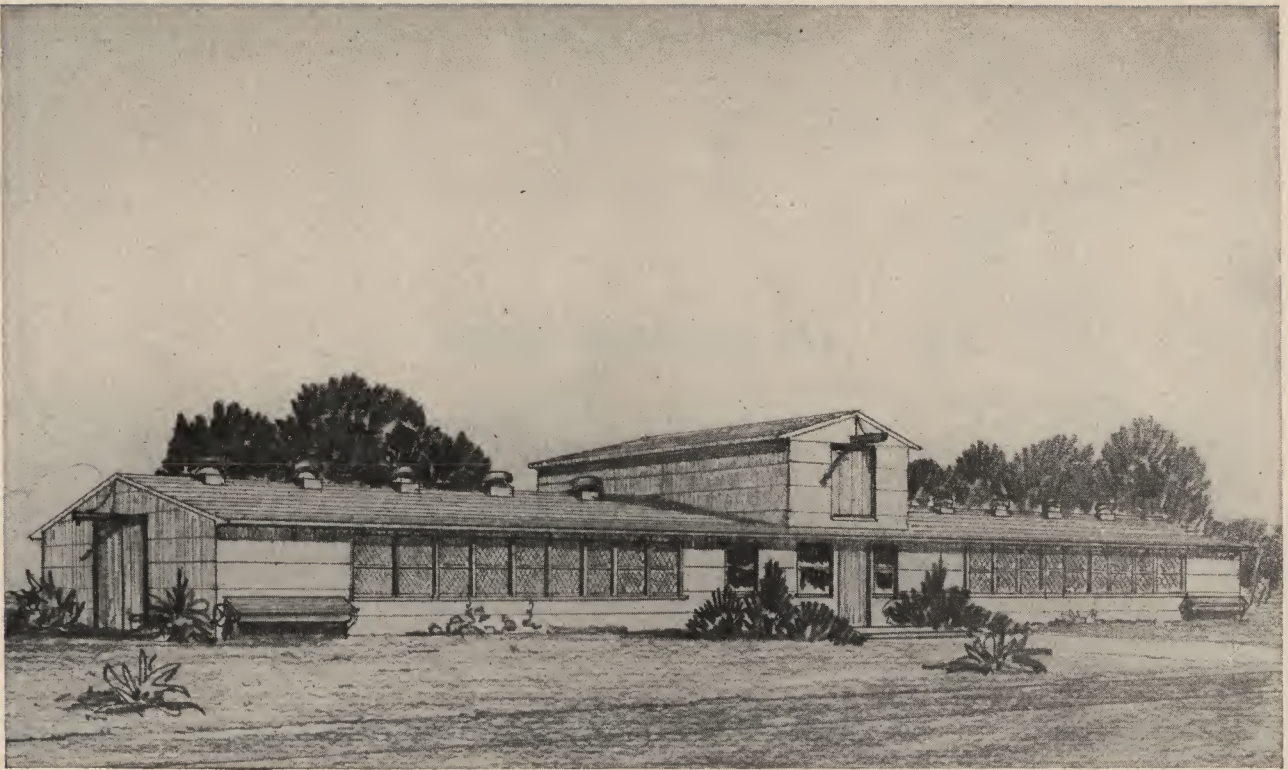
Nests are of the colony type, placed so that the eggs may be gathered through doors in the back of the nests without entering the laying pens. The eggs then are carried in wire pails directly to the egg room and placed on cooling shelves.

A lift has been provided for the purpose of carrying eggs down to the egg room, and filled crates up to the shipping room.

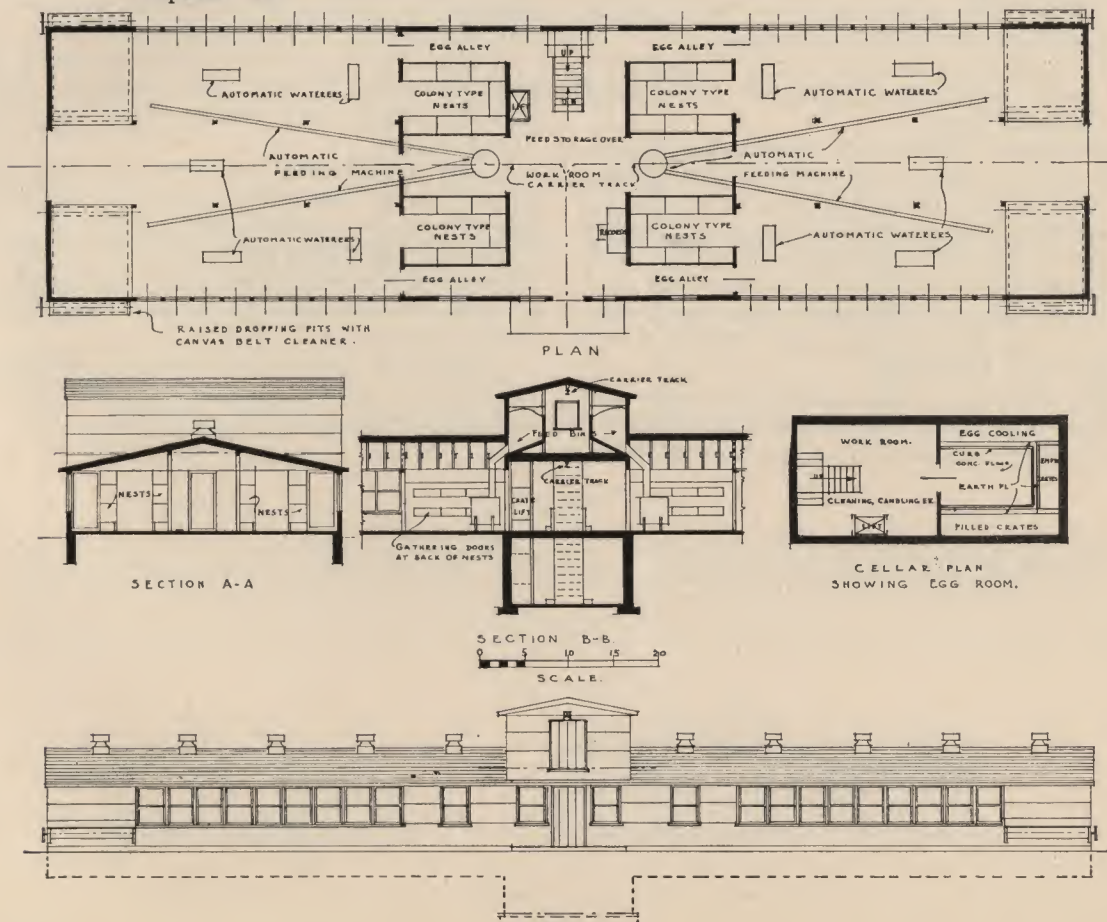
An overhead carrier track is provided so that loaded crates, equipment and feed can be handled quickly and with the minimum of effort.

Another feature especially designed for this house is the raised dropping pit, with a mechanically operated canvas belt which delivers the droppings directly to the outside where they may be carted to the manure storage or to the field.





541 LAYING HOUSE—43,710 cubic feet including feed storage,  
work room, egg room and laying pens.  
Complete working plans (with specifications incorporated on the plans) \$15.00  
Duplicate Set ..... 5.00





## 542 BROODER HOUSE

This brooder house is the latest word in modern design insofar as the efficient handling of chickens is concerned. It may be built in sections, beginning with the central section and one brooder section, and then adding as many other units as desired.

The operation of this brooder plant requires very little labor, due to its efficient layout and the constantly controlled hot water heating system. The coils in each unit are separately zoned and thermostatically controlled so that varying degrees of heat can be maintained in each section without a chance of failure or fluctuation.

The building itself is of frame construction on a concrete slab floor. The walls are framed with fir or spruce, sheathed or papered on the exterior, and covered with bevel siding or shingles; the inside surface with hard fibre board. The space between the studs is filled with mineral wool insulation.

The roofs are sheathed, papered and covered with asbestos shingles or corrugated aluminum roofing.

Automatic metal roof ventilators are located at the ridge of the roof so that proper ventilation may be maintained at all times. In addition, there are continuous sash, operated from the work alley by cords and pulleys.

An overhead carrier track is provided over the work alley so that feed and equipment may be quickly handled and carried to all parts of the building.

The boiler pit, sunk a few feet below the floor of the work room, contains the hot water boiler, and control valves for each bank

of coils.

The unique feature of this very efficient brooder house is the design and arrangement of the brooding units themselves. As seen by the accompanying sketches, the pens have a litter curb along the work alley, which retains the litter where needed and also keeps the chicks confined to the brooding units. This curb may be removed when desired so that the chicks may have the run of the whole section when old enough.

The brooder units are heated by hot water pipe coils arranged in banks, with each section automatically controlled as to temperature by thermostatically operated pumps and valves. Above the heating coils there are hinged asbestos board covers which retain the heat and deflect it down on the baby chickens. These covers may be raised and lowered by cords and pulleys or fastened up out of the way when not required.

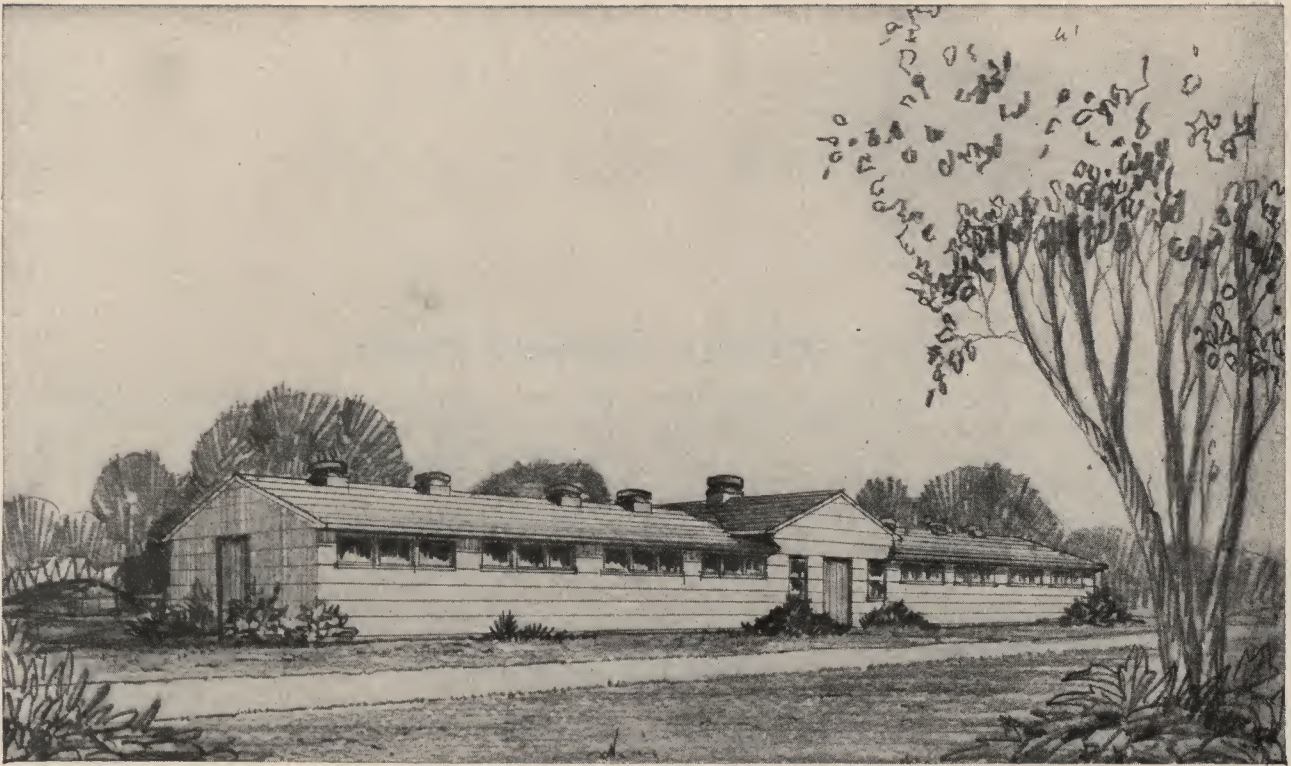
A row of low wattage electric lamps has been provided at the rear of each brooder unit to attract the chicks back under the hover covers.

Feed is delivered by truck to the wide front door of the work room and carried by the overhead carrier directly to the feed racks. From there it is loaded into feed carriers and carried to the brooder feeders.

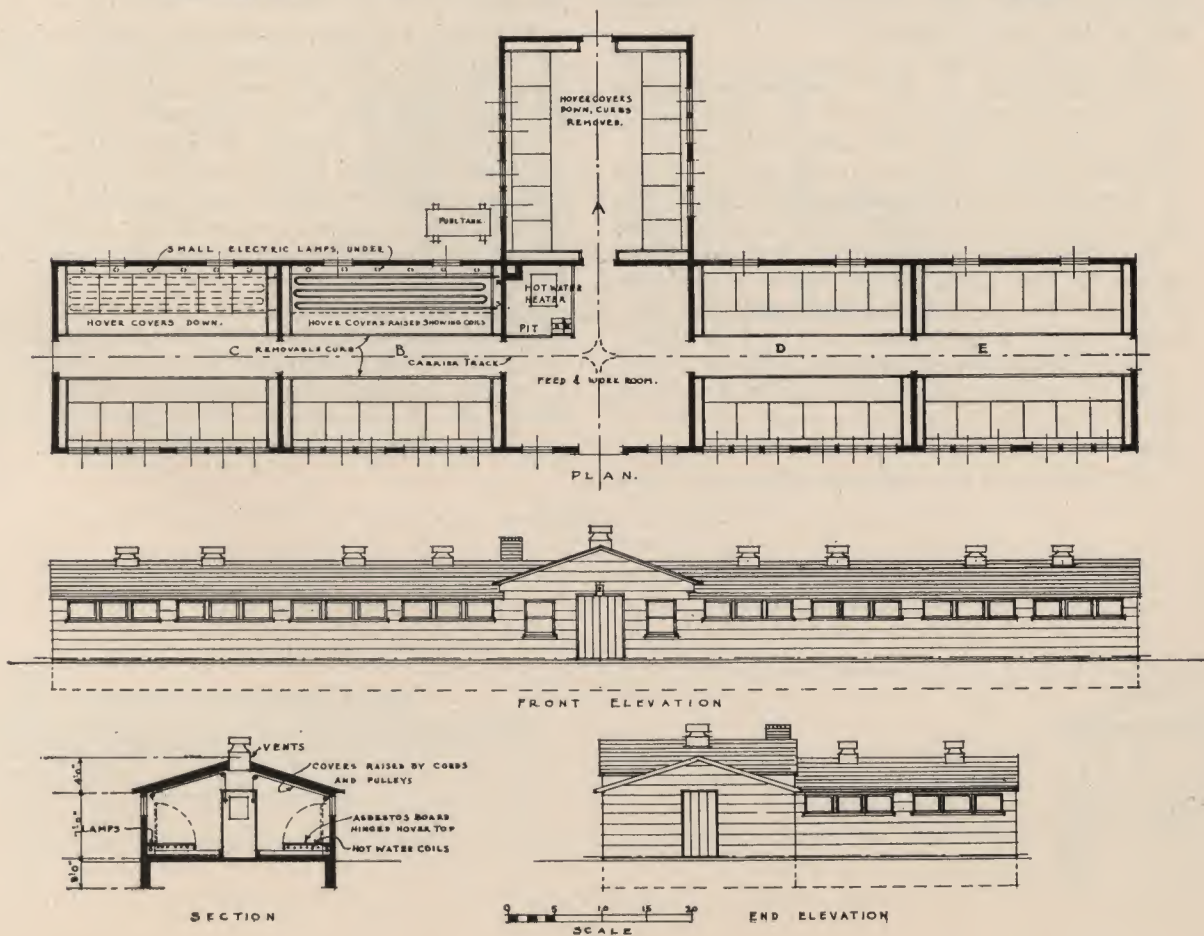
Each brooder unit is equipped with automatic waterers.

This plant, having a capacity of 1000 baby chicks per section, will care for 5000 chicks and may be operated by one man.





542 BROODER HOUSE—33,495 cubic feet including feed and  
work room and five brooder rooms.  
Complete working plans (with specifications incorporated on the plans) \$15.00  
Duplicate Set ..... 5.00





### 543 POULTRY DRESSING PLANT

More and more, poultry raisers, especially those who raise and sell broilers or meat poultry, have come to realize that extra profits may be made by vertical diversification, and one of the more profitable forms of vertical diversification is the processing of the poultry right on the farm. Well prepared broilers or fowl attractively presented bring several cents more per pound at the point of sale.

The poultry dressing plant shown here has been designed to handle any type of meat bird quickly, efficiently and in any number. It also has incorporated in it facilities for quick freezing and cold storage so that the cleaned and dressed birds may be killed and dressed at the proper time and held for a long period to meet market conditions, thus eliminating the need of selling fitted poultry during low price periods.

The building itself is constructed easily of simple materials by any farmer or poultry man. The foundations are of concrete block, and so are the walls. The block is laid up in Portland cement mortar and given two coats of waterproof cement paint inside and out. No interior finish is required for this building.

The freezing compartment and cold storage room are properly insulated with cork or glass wool so that the required temperatures may be maintained over long periods.

The boiler room contains not only a steam boiler to provide steam for sterilization, but the heater for the hot water used in processing.

The floor is a 4" thick concrete slab laid

over 8" of broken stone or tamped cinders, and is pitched to the floor drains so that it may be flushed off at any time. These floor drains are connected to dry wells formed of loose stone in holes underground.

The processing room is well equipped with all necessary items for fast and efficient killing, scalding, picking, washing, packing, etc.

The operation of this very efficient processing plant is as follows:

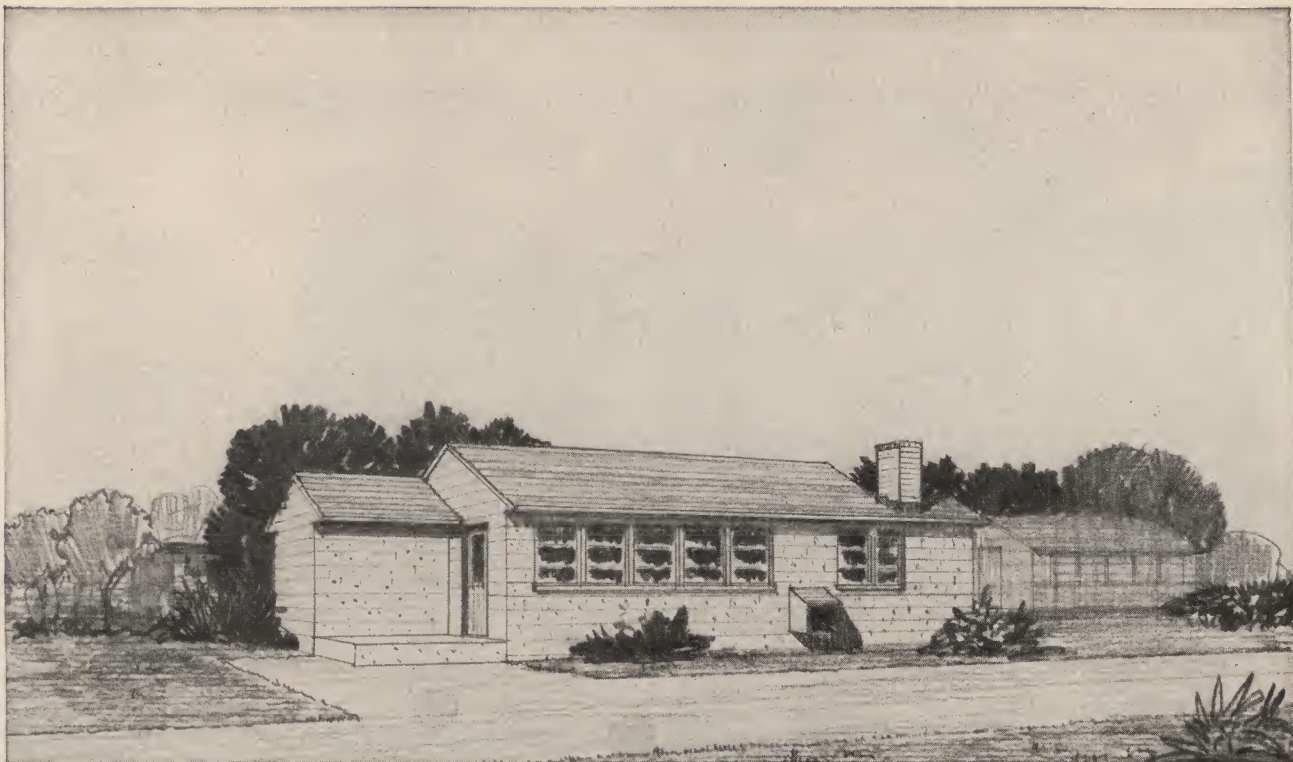
The birds are received at the receiving door and placed in the killing cones which are hung on the overhead trolley. They are killed and bled as they move along to the scalding tank where they are scalded in 130° water and then placed on the draining shelf. From here they go to the mechanical picker which has a feather disposal chute leading to the outside.

A washing sink is located just to the right of the picker. After being washed, the birds go to the pinning table where all pinfeathers are removed. When pinfeathered, they are eviscerated and washed at the double sink location, then are cooled in the cooling tank and go to the weighing and packing table where each carcass is attractively prepared, wrapped in plastic wrappers, labeled and dated.

From this operation, the birds are either placed in cartons and shipped out through the truck door or placed in the freezer for holding.

Ample storage for wrapping materials, labels, etc., is provided by the large closet and shelving adjacent to the wrapping table.

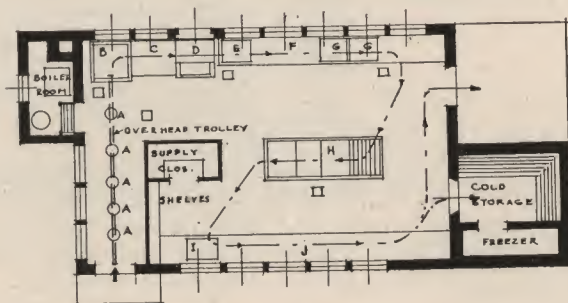




543 POULTRY DRESSING PLANT—10,218 cubic feet including processing room, boiler room and cold storage room.

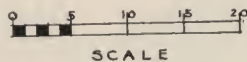
Complete working plans (with specifications incorporated on the plans) \$15.00  
Duplicate Set ..... 5.00

- A - KILLING CONES.
- B - SCALDING TANK.
- C - DRAINING SHELF.
- D - MECHANICAL PICKER.
- E - WASHING SINK.

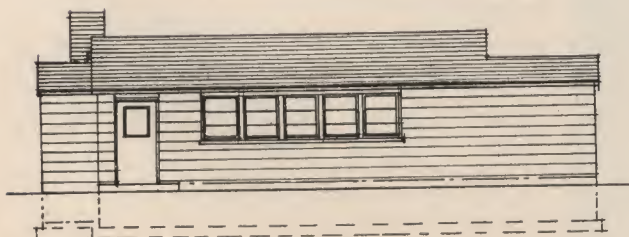


- F - PINNING TABLE.
- G - DOUBLE SINK.
- H - COOLING TANK.
- I - SCALES.
- J - PREPARING & WRAPPING.

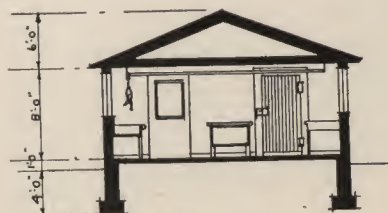
PLAN



SCALE



ELEVATION



SECTION.



## 544 HOG RAISING EQUIPMENT

### A—Self Feeding Portable Corn Crib

Hours of labor, hauling corn to range feeders, may be saved by spending a little spare time constructing one or more of these simple self feeding corn cribs. Constructed out of odds and ends of lumber found around the farm, and the labor done during slack periods, this feeder holds approximately 450 bushels of corn, sufficient to take care of 30 pigs from weaning time until they are ready to finish off for market.

The feeder has a plank floor built on skids so that it may be hooked on behind a tractor and moved where desired. The corn is filled into the wire mesh crib through a filling door near the roof. This may be done at harvesting time, thus saving haulage to the main storage crib and back again. The roof is covered with corrugated aluminum sheets and extends far out on each side so as to protect the contents, as well as to give shelter to the feeding pigs.

### B—Farrowing Crate

Hog raisers are well aware of the importance of saving young pigs, and one of the greatest causes of loss is the fact that very often the sow kills her young by lying down on them.

Many devices have been tried out to prevent this, but they are usually adaptable only to the large pig farrowing barn.

Many raisers have adopted the method of farrowing in individual crates or portable houses on the range to save labor.

The combination house and farrowing crate illustrated here is portable as it is

built on skids so that it may be hauled to any location. This is important as location should be changed to control infection, especially at farrowing time. In this house we have incorporated removable slats which are placed in position and pinned with oak pins.

These slats provide a "sow lane" through the center. The sow cannot turn around, but can lie down in comfort, and the pigs have plenty of space on each side to be safe. At the end of the first ten day period, the slats may be removed as the pigs can then take care of themselves.

### C—Self Feeder for Hogs

Here is a self feeder handling shelled corn, ground feed or protein supplement without waste, and will make your hogs do most of the work. This feeder always works without any adjustment and, moreover, it is simple enough for anyone to build out of odds and ends of material found around the farm.

This feeder will take care of 80 shotes at a time as it has a 100 bushel capacity. The feeder is filled through the doors in the roof and will handle all kinds of feed except ear corn.

Due to its construction, the hogs eat on the platform, preventing ruts and mud holes around the feeder.

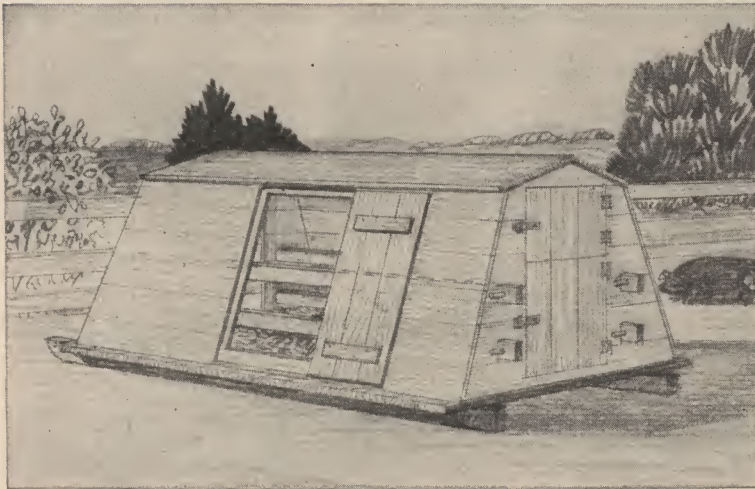
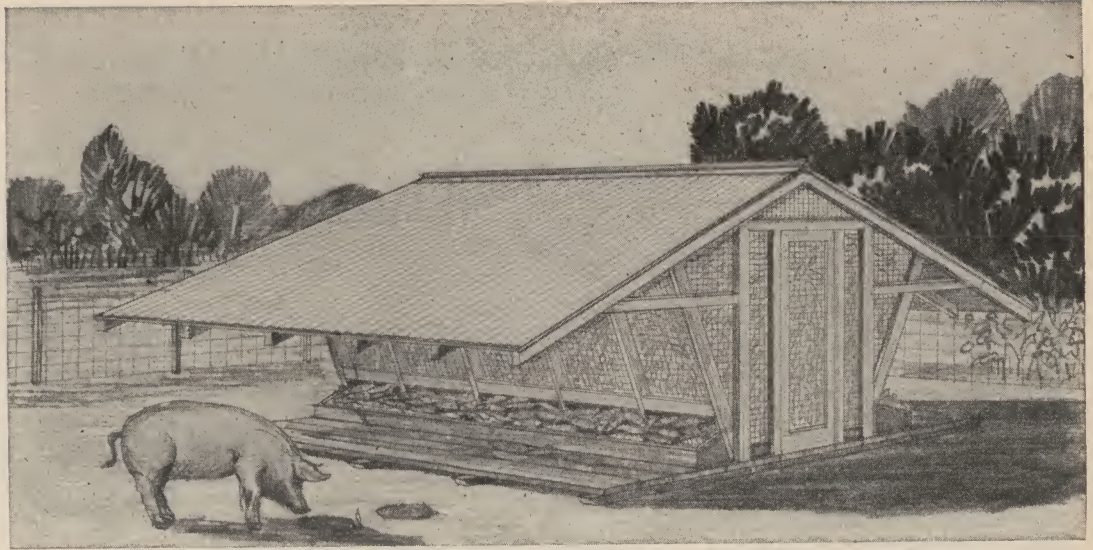
It saves feed, is easy to build, is weather-proof and portable.

All sizes of hogs can use it, and cattle or horses cannot eat out of it.

To move the feeder, all that is required is to hook on the tractor and haul it to a new location.



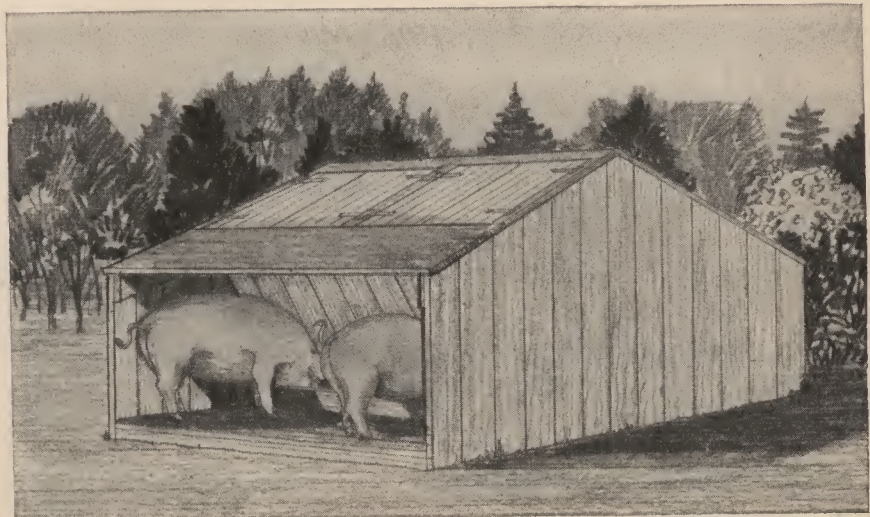
A—PORTABLE  
CORN CRIB



B—FARROWING CRATE

Complete working plans (with specifications  
incorporated on the plans) for A, B and C \$5.00  
Duplicate Set ..... 2.00

C—HOG FEEDER





## 545 MOTEL GROUP WITH HOTEL, CABINS, SHOPPING CENTER AND SERVICE STATION

The accompanying sketches show a complete motel layout, including a transient hotel, thirty-four separate cabins, a shopping center and an automobile service station.

The group is so planned that the prospective owner may start with any one of several approaches and gradually build up the entire group. For instance, one could start with the hotel and, as business demanded, add the cabins, store and service station. Or one could start with the service station and add the cabins and then the hotel. Again, the start of the operation might be the cabins, with the other features added later if desired.

The size of the final group is limited only by demand and space—it may be reduced or expanded as desired. The site indicated, of course, is hypothetical as each owner will have a different site condition to meet.

The construction of the various buildings shown has been kept as simple as possible so that costs, a big factor in the motel business, may be kept at a minimum.

The hotel, due to laws and restrictive ordinances, is the most complicated and expensive building in the group.

This building has concrete block foundations, a wood frame superstructure, wood floors and roof. The exterior walls are covered with asbestos siding or shingles and the roof is covered with felt and asphalt 5-ply roofing. The building contains several features, such as the dining room, cocktail lounge and bowling alleys, calculated to draw trade and create a following for the cabin rental phase.

The second floor, devoted to bedrooms, each with a bath, serves those who do not

wish a cabin, and the cabin guests are able to obtain food and drink at the hotel.

The shopping center, containing four shops, will attract local trade and also serve the guests who remain for several days.

The site has been designed so that the hotel may be expanded to double the size shown.

The cabins are very simple frame buildings which may be erected by local help in spare time between seasons.

No drawings have been shown for the service station as these buildings are generally designed and financed by the oil companies who give the franchise to the operator.

The store or shop building is constructed of concrete block, a concrete floor and a wood framed roof. The store front is a standard, stock, aluminum front which may be obtained locally.

In a recent survey of the motel business, it has been found that the most successful groups are those which have other attractions, in addition to sleeping accommodations. The groups which have recreational facilities, a site near the shore, a lake or other natural attraction, retain the guests for longer periods, and also many guests come back for extended vacations and recommend the place to others. It is therefore wise to include, if possible, such items as swimming pools, tennis courts, ball fields or even a small golf course if space permits.

The hotel building is equipped with an all year steam heating system and the cabins, if operated in cold weather, have individual gas or oil space heaters. All cabins are equipped with baths, two beds, and clothes storage space.

Complete working plans (with specifications incorporated on the plans)	Full Set .....	\$55.00
Duplicate Full Set .....		18.50

### *If Only Part of Full Set is Ordered*

	<i>Price per set</i>	<i>Duplicate Set</i>
Hotel .....	\$20.00	\$6.50
Shopping Center .....	20.00	6.50
Recreational Feature .....	10.00	3.50
Cabin .....	5.00	2.00







## 546 MOTEL GROUP WITH RESTAURANT AND CABINS

The accompanying motel group plan is designed around a central restaurant and cocktail lounge as an attracting center, but if the situation is right, the cabin group could be built first, and the restaurant added later. The group also contains recreational facilities such as swimming pool and tennis courts.

The value of recreational facilities and a proper site has been proven in recent surveys of the motel business. If these are available or can be introduced, the chances of success are much greater as people are attracted by them and, while guests may intend to stop only one night, often remain for several days and, in many instances, come back for their vacation.

A well planned and attractive layout of the site, properly landscaped, with shade trees and neat, well kept roads and paths, is also an asset in attracting the tourist or party in search for a vacation spot.

It is imperative that the buildings be not only attractive, but economically constructed and maintained. This thought has been borne in mind in the design of this project.

Two types of cabins are shown: a row type with roofed over car ports and a single detached type. Both have advantages, and while some parties prefer the single detached cabin, others like the row type with a cover or shelter for the car.

If the cabins are operated in cold weather, the row type can be operated at less cost as a central heating plant for each row may be

used, the pipes being run overhead in the roof of the car port to supply each cabin. Water pipes also may be handled this way, saving the necessity of individual service to each building as in the case of single cabins.

Both the restaurant building and the cabins are frame structures.

The foundation for the restaurant is of concrete block and the superstructure is of fir or spruce framing, sheathed with tongue and groove sheathing, and covered on the exterior with asbestos board. The roof has 5-ply felt and asphalt covering.

The interior walls and ceilings are treated with insulating wall board, attractively applied and jointed.

The floors of the restaurant and cocktail lounge are covered with asphalt tile laid in attractive patterns.

The kitchen walls and ceilings are covered with asbestos board for fire protection and the floor is of concrete.

The booths, tables, counters and bar are of wood, and will no doubt be finished according to the owner's individual desires.

The cabins also are of frame construction, resting on concrete block foundations. The exterior walls are covered with ordinary bevel siding and the roofs shingled with asphalt shingles.

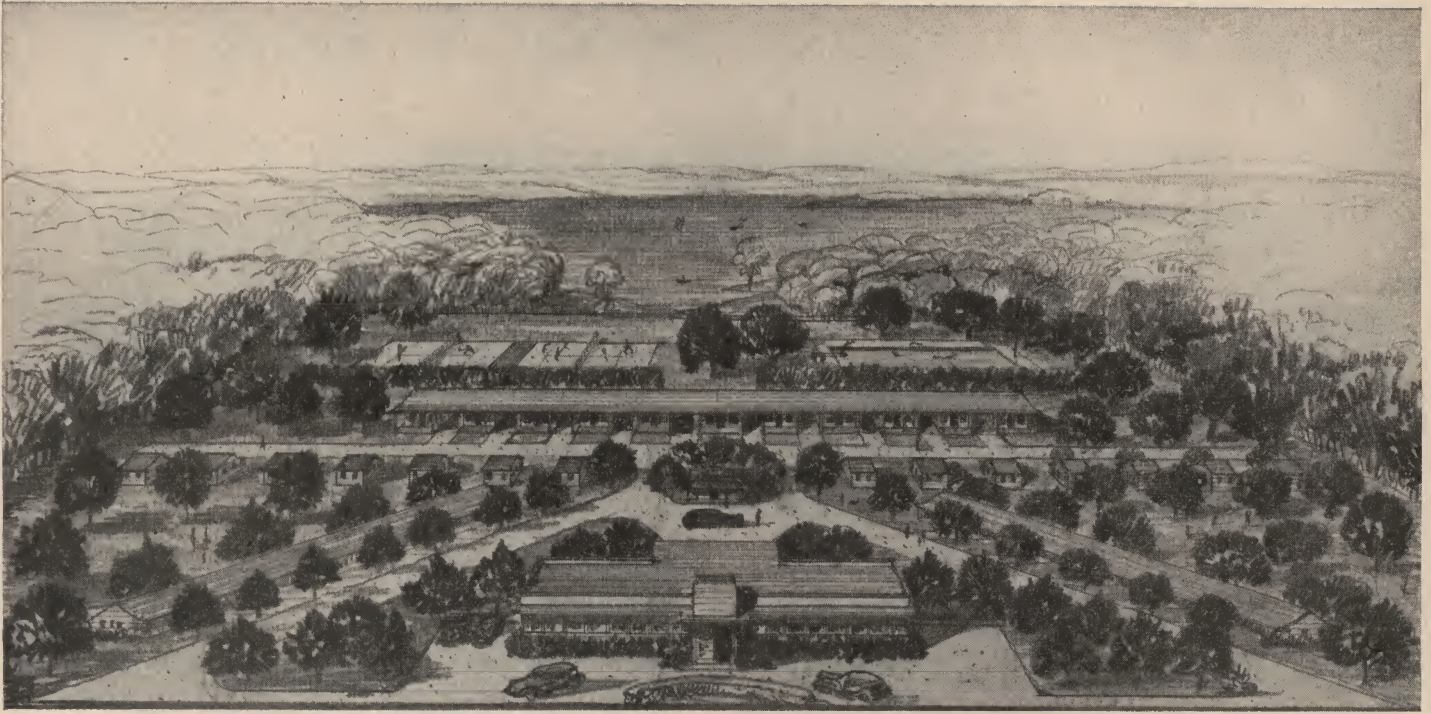
Each cabin has sleeping accommodations for two, a bath, and some of the cabins may have small kitchenettes installed as many parties wish to provide their own meals.

Complete working plans (with specifications incorporated on the plans)	Full Set .....	\$35.00
Duplicate Full Set .....		12.00

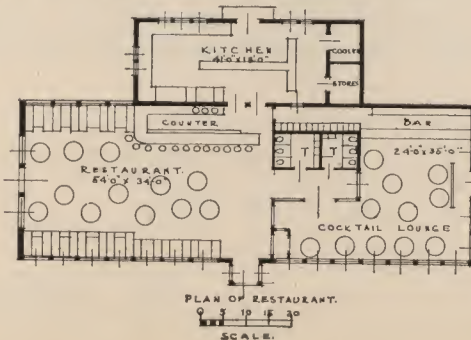
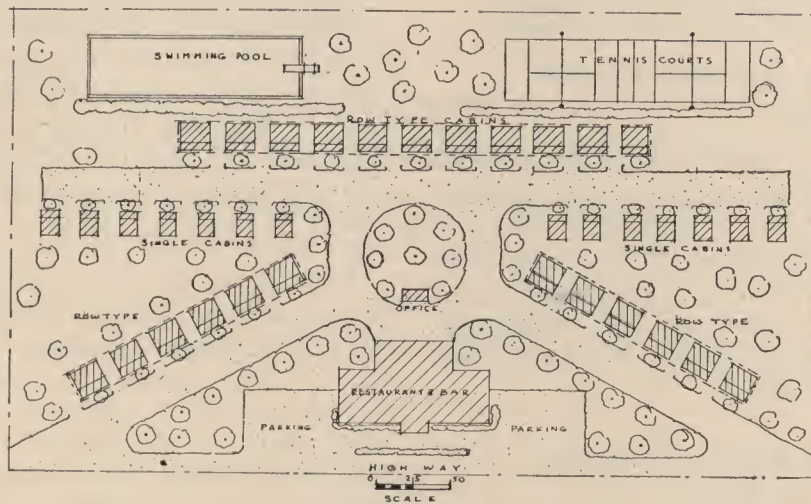
### *If Only Part of Full Set is Ordered*

	<i>Price per set</i>	<i>Duplicate Set</i>
Restaurant and Bar .....	\$20.00	\$6.50
Recreational Feature .....	10.00	3.50
Cabin .....	5.00	2.00





546 MOTEL—Including restaurant, 43,600 cubic feet, and thirty-seven cabins—2,880 cubic feet each.





## OTHER AUTHENTIC PUBLICATIONS

Authentic Publications, Inc. has issued the following books dealing with house plans, interior decoration and repairs.

### **Your Ideal Home**

Contains illustrations and ground plans for 29 one-story and 13 two-story houses; also a chapter on Your Building Program and its financing. 48 pages, size 8 $\frac{1}{4}$ " x 10 $\frac{3}{4}$ ", 50¢.

### **Latest Book of New Houses**

Contains illustrations and ground plans for 19 one-story and 16 two-story houses, as well as useful information on building and financing your home. Interior decorating is dealt with in a separate chapter. 48 pages, size 8 $\frac{1}{4}$ " x 10 $\frac{3}{4}$ ", 50¢.

### **Ranch Houses, Bungalows and Sun Ray Houses**

Contains perspectives, ground plans and cross sections of 8 ranch houses, 5 Colonial houses, 5 Sun Ray (Solar) houses, and 3 bungalows with explanations and additional information on sliding doors, stairs, etc. Includes Building Program Guide. 48 pages, size 8 $\frac{1}{4}$ " x 10 $\frac{3}{4}$ ", 50¢.

### **Newest Plans of Ranch Houses, Farm Buildings, Motels, etc.**

Contains illustrations and ground plans as well as explanations of 14 ranch houses; farm buildings comprising farm dwelling, modern dairy barn, poultry house, etc.; motels with complete layout including transient

hotel, restaurant, separate cabins, automobile service station and shopping center. 48 pages, size 8 $\frac{1}{4}$ " x 10 $\frac{3}{4}$ ", 50¢.

### **Repairing Your House**

Is a profusely illustrated guide explaining how to do your own repairs or, if you employ outside help, how to check the estimate. The subjects covered include foundation walls, cellar floors, insulation, plywood panelling, replacing broken glass, caulking window frames, floor boards, painting, mechanical repairs including plumbing, heating and electrical; also a Supplement of Ranch Houses and a Building Program Guide. 64 pages, size 8 $\frac{1}{4}$ " x 10 $\frac{3}{4}$ ", 50¢.

### **Your House and Home**

Is a profusely illustrated book for the American home maker with better-than-average taste, showing home furnishings, furniture fashions, fabrics and draperies, interiors, the ideal kitchen, nursery and teenager's rooms. 48 pages, size 8 $\frac{1}{4}$ " x 10 $\frac{3}{4}$ ", 50¢.

The above books dealing with house plans contain all the drawings necessary for the planning of your house, and for each of the houses there is available a complete set of plans which includes blueprints on the scale of one-quarter inch to the foot (universally used by architects and builders) of every floor; elevations; and details on a larger scale of special items such as fireplaces and built-in features, with specifications incorporated on the plans. A complete set of house blueprints costs \$15.00; a duplicate set \$5.00.



*To Home Builders . . .*

IT IS EASY TO CHOOSE YOUR HOME FROM  
OUR NEW BOOK

# **RANCH HOUSES • BUNGALOWS and SUN RAY HOUSES**



Contains a large number of perspectives, ground plans and cross sections of specially designed houses, including sketches and explanations of sliding doors, stairs, wall construction, and miscellaneous details of house construction.

Size  $10\frac{3}{4}'' \times 8\frac{1}{4}''$  — **50c** — 48 pages.

---

ALL THE DRAWINGS NECESSARY FOR THE  
PLANNING OF YOUR HOUSE ARE INCLUDED

---

COMPLETE PLANS ARE AVAILABLE FOR ANY HOUSE  
YOU MAY SELECT FROM "RANCH HOUSES, BUNGALOWS AND SUN RAY HOUSES"

*If you cannot obtain the above publication from your dealer,  
order direct from*

**AUTHENTIC PUBLICATIONS, INC.**

**145 West 57th St., New York 19**



ANC

# ***BUILDING A HOME?***

Then you will find an answer to your every question  
and a house for every budget in



## **LATEST BOOK OF NEW HOUSES**

THE ONLY BOOK THAT  
INCLUDES ALL THE DRAWINGS  
YOU NEED FOR PLANNING  
YOUR HOUSE

— Also —

A Guide to Interior Decoration

Contains over 100 Illustrations, Elevations, Floor Plans  
and Cross Sections of Specially Selected Houses

Size 10 $\frac{3}{8}$ " x 8 $\frac{1}{4}$ " — **50c** — 48 pages.



### *Featuring*

ILLUSTRATIONS OF NEW HOUSES

COST OF YOUR HOUSE

CHECK-LIST OF ALL FACTORS TO BE CONSIDERED

YOUR BUILDING PROGRAM

FLOOR PLANS

COMPLETE PLANS ARE AVAILABLE FOR ANY HOUSE  
YOU MAY SELECT FROM "LATEST BOOK OF NEW HOUSES"

*If you cannot obtain the above publication from your dealer,*

*order direct from*

**AUTHENTIC PUBLICATIONS, INC. 145 West 57th St., New York 19**